Sterling HOMES

INTERNATIONAL MILL & TIMBER CO.

BAY CITY, MICHIGAN, U.S.A.

SPECIAL NOTICE

Read These 6 Ways of Buying a Sterling Home

[1]

If you wish to pay cash with order

you are entitled to a SPECIAL CASH DISCOUNT which will enable you to purchase any Sterling home at a price far below that quoted in this catalog. Write and tell us what house you prefer and we will give you our BEST CASH PRICE—the lowest price ever made on a home of the high quality that Sterling Homes offer you. SEND NO MONEY.

[2]

If you wish to pay part cash with your order

you are entitled to a 5% DISCOUNT. Send only one-fourth of the purchase price with your order, less 5% discount. You can pay the balance when the materials arrive at your railroad station. By purchasing on this plan, you save 5% on the total price of the house that you select.

[3]

If you wish to pay cash on delivery

we will ship you any house that you select, subject to inspection at your railroad station. Under this plan, you are entitled to a 2% discount. Send us only $50 and deposit the balance with your bank, having the bank sign the letter on the back of the Order Blank. The $50 you pay us will be applied on the purchase price.

[4]

If you have no cash but have a lot partly paid for

you can buy a house by making a very small cash payment. You can pay the balance in small monthly payments extended over a period of 2 years. Just FILL IN and mail us the yellow sheet marked "Monthly Payment Plan." We will let you know at once what the cash payment and the monthly payment will be on the house that you select.

[5]

If you own a lot that is paid for in full

we will ship you any house you select without a cash payment of any kind. You can pay for it in small amounts monthly, just like rent, extended over a period of 2 years, 5 years, 6 or 10½ years. Just FILL IN and mail the yellow sheet marked "Monthly Payment Plan" and we will send you full information by return mail.

[6]

If you want us to advance you cash to help you build

we will gladly arrange to do so if you own a well-located city lot. You can pay us back in small monthly payments extended over a period of 10½ years. FILL IN and mail us the yellow sheet marked "Monthly Payment Plan" and you will receive full information by return mail.

300384

THE STERLING SYSTEM of HOME BUILDING

CATALOG NUMBER TWENTY-EIGHT

INDEX

Arlington.....31
Brewster.....35
Brooks.....21
Charmcote.....17
Classic..... 7
Dalton.....41
Dexter.....38
Ellnwood.....34
English Type..... 8
Farm House.....25
Garages.....43
Garland.....42
Gordon.....18
Gratiot.....24
Lawndale.....30
Lawnsette.....12
Ma Cherie.....29
Manor "C".....33
Marlowe.....37
Mayfair.....16
Miracle.....32
Mystic.....39
Pilgrim.....27
Pontiac.....28
Rembrandt.....13
San Carlos.....20
Straitway.....36
Superior.....22
Summer Cottages...47
Van Dyke.....15
Westover.....11
Wilwin.....40
Winsom.....19
Woodlawn.....23
Worthington.....14
Trim.....44

TERMS

All prices quoted in this catalog are gross and subject to a discount of 2% when full cash accompanies order. For other terms and extended payment plan see special sheet enclosed.

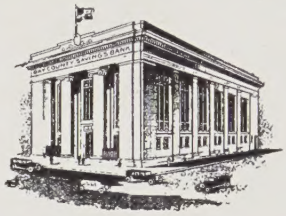
We pay the freight on all homes to all states East of the Mississippi River. We also assume a large portion of the freight charges outside this territory and it will pay you to write for a freight paid price on the home in which you are interested.

INTERNATIONAL MILL & TIMBER COMPANY

BAY CITY, MICHIGAN

REFERENCES

Any Bank in the United States, Bradstreet or Dun Commercial Agencies, Bay County Saving Bank, Bay City, Michigan, or any one of our thousands of satisfied customers. There are some in every community.



W L CLEMENTS, PRESIDENT

A E BOUSFIELD, VICE PRESI
F T NORRIS, VICE PRESI
I H BAKER VICE PRESI

W E CARTER, TREASURER
G A HELMREICH, ASST TREAS
W S DICKEN, ASST TREAS

Bay County Savings Bank

CAPITAL AND SURPLUS $200,000 00

Bay City, Michigan.

January the 21st
1 9 2 8

TO WHOM IT MAY CONCERN:

We are pleased to commend to whom soever they may have business relations, the International Mill and Timber Company of Bay City, Michigan.

This company has been doing business with us a number of years and we can testify as to their honesty, reliability, and high business standing in this community.

The company enjoys a good credit standing with us and we have confidence in their ability and willingness to carry out their contracts and furnish the materials exactly as represented.

Yours very truly,

W.E. Carter

WEC/EL

Treasurer

GUARANTY

WE GUARANTEE absolute satisfaction.

WE GUARANTEE to furnish for each and every order for any home here shown enough material exactly as represented, and in sufficient quantities to complete the house according to our plans and specifications.

WE GUARANTEE to furnish with each and every order for any home here shown, full directions and blue prints showing the exact number of pieces of material and the location of each.

INTERNATIONAL MILL & TIMBER CO.
Bay City, Michigan.

WHAT STERLING HOME OWNERS SAY

A WINSOM

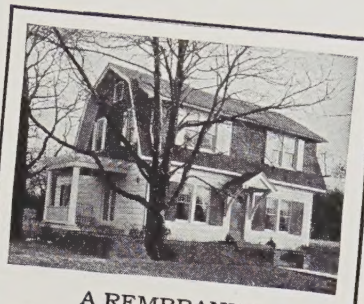
"I believe I can safely say over a hundred people have been through my WINSOM "D," and all agree it is a beautiful little place. Some men of good authority on lumber have examined it and each says it is the best lumber he has seen put into a house in a number of years."

MR. AND MRS. J. H.,
Elmira Hgts., N. Y.

A MIRACLE

"My MIRACLE has proved that my coal bill for heating is about one-half the amount required for heating the same size house, according to my neighbors. An almost uniform phrase with several contractors who have been through the house was, "I'll bet you didn't get that lumber here." The material was ample and of good quality.

A. W. T., East Akron, O.



A REMBRANDT

"We began actual erection of our REMBRANDT STERLING HOME on the 5th of August and moved into the completed home on the 5th of October. This includes the actual finishing of everything, installation of lights, plumbing, etc. I feel that my saving was $273.00."

M. L. H., Toulon, Ill.

AN IMPERIAL

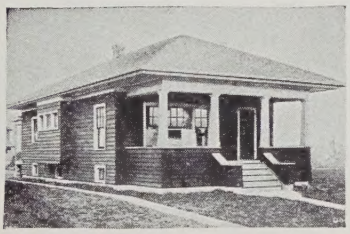
"We are not merely pleased but are overjoyed with our IMPERIAL. It is in a class by itself. The saving surely has been great and a STERLING HOME means all the name stands for. I have built other houses and seen many built, but I never will build another except by the STERLING SYSTEM."

F. M., Peoria, Ill.

A WINDEMERE

"It is my pleasure to again say, after living in my WINDEMERE for over two years, that we grow more pleased with it each day. I take great pleasure in showing it and boosting your firm to all who are interested in building."

W. N., Lynchburg, Va.



A MAYFAIR

"Received the MAYFAIR promptly and the house shot up like a mushroom. I feel I have the neatest and most complete bungalow for its size in Charlevoix. It was handled very nicely by my contractor, although it was his first experience with a readicut."

E. E. C., Charlevoix, Mich.

A SENATOR "B"

"I have my SENATOR completed and have been living in it for a month—it is grand! I like the plan and it makes a fine appearance from the outside. The lumber was just as you represented it and plenty of it. My carpenter who is also a contractor said such a house put up by contract would cost $700 more than the SENATOR cost me."

L. C. W., So. Burgettstown, Pa.

AN ARLINGTON

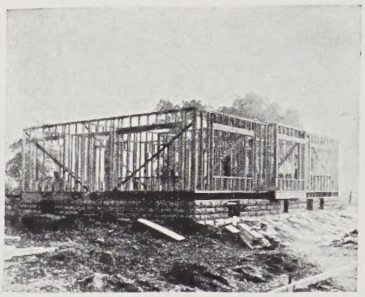
"In a word, the concern is fine to deal with —the goods are faithfully represented by them, and A No. 1. I am proud of my house. It is warm and well built, the lumber is beautiful in grain and finish, and the mill work simply wonderful. I recently had an offer for nearly three times the cost of my place."

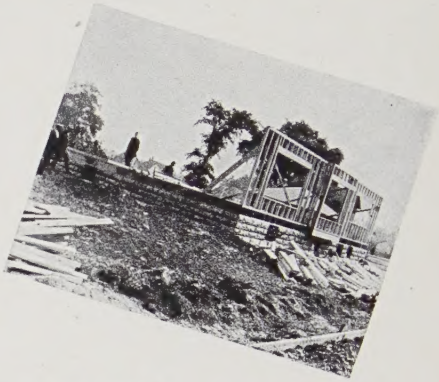
G. F. F., Clayton, N. Y.

INTERNATIONAL MILL & TIMBER COMPANY

BAY CITY, MICH.

A STERLING HOME UNDER CONSTRUCTION





Bay City, Mich.
Nov. 5, 1925.
International Mill
& Timber Co.
Bay City, Mich.

Gentlemen:

I am the contractor who erected the Ma Cherie "D," and wish to say that I never worked with better materials.

If at any time one of your customers in the vicinity needs a carpenter, I would thank you to refer them to me.

Hoping that all your houses have been as satisfactory as this one, I am,

Very truly yours,
Conrad Loessel.

Bay City, Mich.
Nov. 6, 1925.
International Mill
& Timber Co.
Bay City, Mich.

Gentlemen:

The "Sterling Home" recently purchased of you has proved very satisfactory both in construction and material furnished, which is far above the average.

I feel that I have saved fully $500 on this home and in case of any of your customers wishing to inspect this home, I will gladly grant them the opportunity.

Yours very truly,
Wm. G. List.

THE MA CHERIE PLAN "D" See Page 29.

THESE are actual photographs of our standard Ma Cherie "D" shown on page 29. This completed home is erected in Bay City and can be visited here at any time. We will be pleased to have you come and see it.

INTERNATIONAL MILL & TIMBER CO., BAY CITY, MICH.

Sterling Homes Are Built On The Square

READ these two pages, and post yourself on the manufacturing and the social advantages derived from *Sterling-Built Homes*. You have doubtless examined the pictures and plans contained in the book, and have in mind a home which in design, arrangement and price, exactly meets your requirements. Your further desire is, therefore, to learn something of the methods by which your particular home will be manufactured, the quality and extent of the materials to be supplied you, also the scope and standing of the concern from which you are about to purchase it.

The *cut-to-fit* method of building in frame construction is not new; having been in general use for over twenty years. But like every other development for the welfare of mankind, improvements in manufacturing methods have marked the milestones of its progress, until today we have practically reached perfection.

Long before this theory was applied to frame construction, engineers all over the country were erecting buildings of the larger type in this same manner. You have often seen workmen erecting the frame work of a steel structure—they are merely riveting together finished girders and columns. These have been *cut-to-fit* at the mills, where automatic machinery and labor-saving devices *reduce cost to a minimum.*

Universal adoption of our *cut-to-fit* system cannot be better illustrated and emphasized than by reviewing some recent occurrences in building circles.

During the war, the United States Government, in huge building operations, specified *cut-to-fit* materials, refusing in many Cases to entertain bids for other types of construction.

Every large corporation which provides housing facilities for its employees has decided upon our building method as most efficient and economical.

Municipalities, confronted with congested housing conditions, have turned to our system as the most logical and most speedy method by which their difficulties could be overcome, and have erected *Sterling Homes* in large numbers, preserving the individuality of each by the wide diversity in our designs, and yet obtaining the advantages to be derived from standardization and quantity production.

Writers in technical trade papers, architects, and town planners are coming to a realization of the fact that the Sterling Home contains the solution of the problem of constructing a frame dwelling, expressing taste in architecture, as well as being well planned and substantially constructed of Sterling materials at the lowest possible cost.

Are you willing to accept the judgment of these recognized building authorities that our way is the logical, practical, accepted manner by which the greatest speed in erection may be attained and the largest saving effected in the construction of a frame dwelling house?

Our first object is to save money for builders of modest homes. We have thousands of letters from customers telling us of the great saving they have made in building their homes by the *Sterling System.*

Permanency

Do not associate Sterling Homes with sectional, or portable homes. Our homes are permanent—to be built on solid foundations, lathed and plastered. "Built to Last" aptly describes *Sterling* Construction. It is understood, of course, that sheetrock or wallboard may be substituted for lath and plaster, if desired.

Simplified Construction

The *Sterling System* is the application of modern scientific methods—to frame construction. Countless hours of planning, measuring, sawing and fitting, ordinarily done on the job by the hand-saw method, are saved by the *Sterling System.*

For example, it takes a carpenter on the job about a day to lay out and cut by hand all the rafters for a roof. We have individual machines in our mills, which cut the rafters for twenty to thirty houses a day, instead of one. The rafters for a roof come to you ready to nail in place. This same principle applies to all other parts of the construction. Just think these things over and you will realize why we receive hundreds of testimonial letters thanking us for the time and money we have saved customers all over the country.

Save Money by Building Yourself

You would make no mistake in employing a good carpenter to erect your home, but if you are a practical man and have time, you can build your *Sterling Home* yourself. Our plans are much more complete than the usual architect's drawings, inasmuch as they show the location of each piece of material used in the construction of a house. These plans, together with the complete instructions given by us, make it possible to build the home without the least difficulty.

If you build your own home, as many Sterling Home owners have done, you will save just that much more money.

Tested Plans

Our plans have been carefully studied from every angle. Every *Sterling Home* gives the owner the maximum of useful floor space, obtained by the skillful arrangement of the rooms. Windows and doors are critically placed so as to give proper light

Continued on page five

and ventilation without sacrificing desirable wall space. Each plan is carefully laid out for economical heating and plumbing installation. *Sterling Homes* have been built all over the country—our plans come to you, therefore, tested and proven. Every *Sterling Home* is cut to your order, and we will be very glad to take up the matter of minor changes that will serve to make your home just as you would like to have it.

In all probability the model in which you are interested, is erected in your vicinity. You can see for yourself what your new home will look like. This is a decided advantage which should be taken into consideration. Write and ask us for the name and address of the nearest *Sterling Home Owner*. We will be very glad to give you this information, and we are quite confident that you will be given much helpful information because every *Sterling* customer is a *satisfied* customer.

Quality

We use only the best materials obtainable. The lumber is in every way much superior to that usually obtained from local sources. This is because we use such large quantities that we can afford to grade our lumber much closer than is the usual practice. After it has been very carefully inspected as to quality, it is cut to the exactness of a 64th of an inch. In this way you are assured that everything will fit without difficulty. Sargent hardware is furnished throughout and our paint is the best that money can buy. In short, we could not make *Sterling Homes any better* even if we were to charge three times the price quoted here. They are designed in accordance with the best building practices in existence today, and provide for adequate vermin and fire stops.

In our General specifications we tell you a great deal about the exact kind of lumber and quality used in each department of the building, but in addition to that we wish to call your attention particularly to the inside trim that we furnish.

All of the materials that we furnish for interior trim, such as door and window trim, stairs, mouldings, baseboard and built-in fixtures, is all clear, beautifully grained, Southern Pine, well sanded and capable of taking a beautiful finish.

All the inside doors furnished by us are 2-panel doors, made up of *solid* White Pine styles and rails with beautiful grain Fir panels. The fact that they have solid styles and rails will eliminate any chance of the doors peeling, regardless of how old they are, as do veneered doors, and whether or not you elect to varnish, stain or use white enamel, this grain is particularly adaptable to any process.

The finish flooring that we furnish is something exceptional and out of the ordinary. The fact that it requires no scraping is only one of the many fine things about our floor. By a special process of manufacturing and the use of special cutting knives, the result is a floor surface free from knife marks and carrying a high degree of polish. After the floor is laid it requires only a little hand sanding with sand paper, and the usual sweeping and dusting to prepare it for finishing. For best results we recommend that the finish be applied immediately.

The siding we furnish for the outside walls is clear, nicely machined, Redwood or Red Cedar bevel siding to be laid 4½ inches to the weather. We recommend and furnish 6-Penny Box-nails to be used in laying this siding and to be placed not more than 16 inches apart. The use of these nails will prevent any splitting, and assure you of the very attractive exterior finish.

Extra clear 5/2 shingles, which is a good heavy shingle, to be laid 4½ inches to the weather on roofs, and 5½ inches to the weather on side walls are furnished with our buildings together with 3-Penny Galvanized shingle nails. In using these nails we recommend that no less than two be used to every shingle up to 6 inches in width, and three for shingles over 6 inches. We even recommend splitting shingles wider than 10 inches to insure best results.

All of our lumber is stored in warehouses, under roof, at all times. We do not have any materials laying out in yards to discolor by weather. By handling our lumber in this way it is always bright and new, thus enabling our inspectors to pick out any defective pieces without difficulty. That is only one example of the many precautions we take to make sure you will receive only the best at all times.

Efficiency of the Sterling System

"The shortest distance between two points is a straight line." The shortest distance between you and the tree in the forest is the same straight line. In other words, shipment comes direct from forest to you.

It is not necessary any longer for you to pay a *broker's profit*, a *wholesaler's profit* and a *retailer's profit*, with all the extra freight costs, the needless handling costs—and then employ hand-saws for three hours instead of one to waste from 15 per cent to 20 per cent of this costly material.

You *were compelled* to take just the kind of lumber that they wanted to give you. Now you *can have* the *choicest* of *grades* and save 47 per cent—the average saving actually made by all of our customers to date.

If it were possible to build a better home there would be no room for argument—no excuse for our existence—but remember—it is impossible to build a better house, a more practical home, or a more staunchly built home than a *Sterling Home*.

It is *important* that you eliminate all needless expense, save the broker's, the wholesaler's, and the retailer's profit—save one-third the labor expense, save all waste. Buy from the *Sterling System* which performs this labor with matchless precision and sells direct. You'll get a *lot* more in a *lot* of ways for a *lot* less money.

GENERAL SPECIFICATIONS

Center Sills—Cut-to-fit. 6 x 8 or 6 x 6 inches sound, seasoned stock, selected quality, Pine, Hemlock or Spruce.

Wall Plates—Cut-to-fit. Sound, seasoned stock, selected quality, 2 x 6 inches, Pine, Hemlock or Spruce.

Headers—According to size of floor joists, cut-to-fit.

Floor Joists—Cut-to-fit, 2 x 6, 2 x 8 or 2 x 10 inches, according to span, sound, seasoned stock, selected Pine, Hemlock or Spruce. Spaced on 16-inch centers. 1 x 3-inch bridging on each span. Two rows on 14-foot span or over. Double joists under bearing partitions; double headers and trimmers.

Porch Joists—2 x 6-inch sound, seasoned stock, selected Pine, Hemlock or Spruce, spaced 16 inches on centers. Outside joists doubled and double headers through center as required.

Ceiling Joists and Collar Beams—Cut-to-fit. 2 x 4-inch sound, seasoned stock, selected Pine, Hemlock or Spruce on 16-inch center. Collar beams on 24-inch centers.

Rafters—Cut-to-fit. Hip and Valley 2 x 6 inches. Common rafters 2 x 4 or 2 x 6 inches, according to span. Pine, Hemlock or Spruce.

Studding—Cut-to-fit. 2 x 4-inch Pine, Hemlock or Spruce, spaced 16 inches on center. We furnish single plates on bottom and double plates on top of all partitions and walls. 6-inch partitions for soil pipe in Kitchen and Bath as required.

Wall Sheathing—8-inch, sound, seasoned Pine, Hemlock or Spruce, square edge. Gable sheathing is mitred and cut to pitch.

Door and Window Headers—Cut-to-fit. Double 2 x 4, 2 x 6 or 2 x 8 inches on edge. Size according to width of opening.

Building Paper—A good grade building paper is furnished with double construction homes for use between sub-floor and finish floor, also between sheathing and outside siding or shingles.

Sub-Flooring—8-inch Pine, Hemlock or Spruce for both 1st and 2nd floors on double construction.

Roof Boards—8-inch or 6-inch, spaced 2 inches apart for wood shingles, or tight for roll roofing and asphalt shingles. Where boards meet at hip or valley, they are cut to proper mitre.

Shingles—Extra Clear Red Cedar shingles to lay 4½ inches to weather on roofs and 5½ inches to weather on side walls. Asphalt shingles at slight extra charge.

Finish Flooring—Tongued and grooved, entire first and second floors 2¼ or 3¼-inch Clear Yellow Pine or Fir.

Outside Finish—White Pine, Cypress or Spruce is furnished for corner boards, frieze, water table, facia, bed moulding, crown moulding, porch finish, etc., as shown.

Doors and Frames—Sterling quality, outside door frames cut-to-fit, 1¾-inch jambs with casings and sills.

Inside door frames ⅞-inch jambs with stops and casings. Front door design as shown in illustration. Clear White Pine with crystal clear glass. Grade and rear entrance doors, clear White Pine, wood panels below, glass panel above. Inside doors clear White Pine, two Fir panels, 1⅜ inch thick.

Windows and Window Frames—Sterling quality. Window frames cut-to-fit, White Pine or Spruce. Shipped knocked down, tied in bundles complete with jambs, sills and casings, etc. All window frames are provided with weight-pockets and pulleys. Casement sash frames cut-to-fit, complete with rabbited jambs, sills and casings, etc.

Windows divided as shown, double hung with check rail, glazed with clear glass.

Inside Finish—Clear, beautifully grained Southern Pine, well sanded and ready for varnish for our door and window trim, stairs, base, etc. Two member 8-inch base or 6-inch as designated.

Siding—Clear 6-inch Red Cedar or Redwood bevel siding is furnished to be laid 4½ inches to the weather. 8-inch is furnished where wide siding is shown.

Grounds—⅝ x ¾-inch grounds furnished for plaster guides for interior finish.

Nailing Strips—1 x 6 or 1 x 4-inch Nailing Strips wherever necessary for the convenience of lather.

Lath—Best grade No. 1 Hemlock or Pine, 48 and 32-inch lath are furnished for all houses unless sheetrock is ordered.

Hardware—Sargent lock sets and window hardware is furnished. Complete hardware includes mortised locksets and door hinges. Sash locks, lifts, weights, pulleys and sash cord, cupboard hardware, coat hooks for all closets, base knobs. Plenty of nails of all sizes, galvanized nails for roof shingles.

Tin Work—Flashing for chimneys and where porch joins house, galvanized ridge roll, valley tin and hip shingles. Gutters and downspouts where specified.

Paint—Outside paint, ready mixed of finest quality, prepared by one of the foremost manufacturers. Three full coats for outside work, linseed oil and putty included. Shingle stain for side walls only, two brush coats. Inside paint. Clear varnish, two coats furnished for all inside finish and floors, or one coat of stain may be substituted for one coat of varnish.

Inside Fixtures—Cupboards, Wardrobes, Colonnades and Arches are complete and furnished when shown on plans. For illustration see page 45.

Miscellaneous—Complete building plans and specifications are furnished with each home. Extra set will be provided upon request to file with your building inspector. Every piece of lumber furnished is plainly shown, marked with its dimension and located. A complete framing plan for each floor, side wall, partition and roof is included, also foundation plans covering all masonry work.

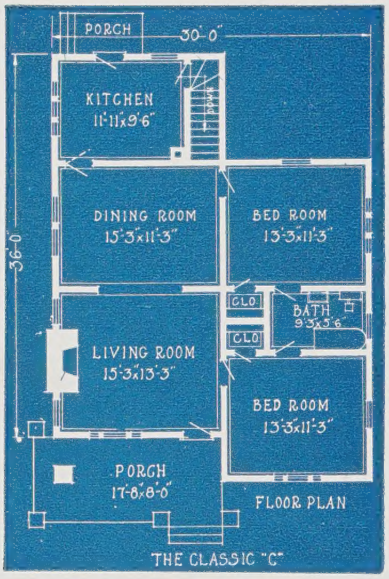
Bill of Material—A complete bill of material is furnished to check your materials out of the car and aid you in the erection.

Instructions—Each set of plans is accompanied by simple building instructions which carry the operations through from the foundation to the roof.

Prices—All prices are for a **complete** house as specified and pictured, with porches always included. Freight prepaid by us.

What we furnish for Sterling System Homes

ANY Sterling Home plan can be reversed without extra charge. Mason materials are produced in all sections of the country at uniform prices. It is impossible for us to save the customer any money on these items. Therefore, we do not furnish them and they are not included in the prices quoted. The basement can be started when your order is placed so that the foundation will be ready to receive the home when the materials arrive. In all cases, we furnish basement plans without charge. Basement windows are not included except where framing is shown to the grade line as in the Worthington or Mayfair. On some of our floor plans we show chimneys and fireplaces. These are only suggested locations and can be changed or omitted altogether as the buildings are not cut for these openings. We regularly furnish lath for inside walls and ceilings but no plaster. Sheetrock can be supplied at prices quoted in options.



PRICE ONLY **$1475** FREIGHT PAID

	Plan C	Plan D
Single Construction....	$1475.00	$1723.00
Double Construction...	1676.00	1876.00
Oak Floor Living Room and Dining Room....	39.70	39.70
Oak Trim.....	66.41	75.46
Asphalt Shingles.....	39.40	43.60
Sheetrock.....	106.40	142.04

THE CLASSIC

HERE is a striking version of a Southern California Bungalow that has been very popular and radiating an atmosphere that is at once pleasing, and which is obtained by the correctly designed roof with the well proportioned dormer and broad eaves.

The rooms are well laid out—not one bit of space is wasted and every dollar you invest in this home will show in the beautiful exterior or the comfort and convenience of the interior.

Plan "D" gives the addition of a music room or an extra bed room. Also an attic with stairs over the cellar stairs providing excellent storage space or playroom facilities.

You understand of course, that the fireplace chimney shown is only a suggestion, and that the building is not cut for this opening. Should you prefer to omit this feature we would be very glad to furnish a pair of windows for this wall instead of two single windows as shown. Just advise us which you want and we will furnish them at no extra charge.

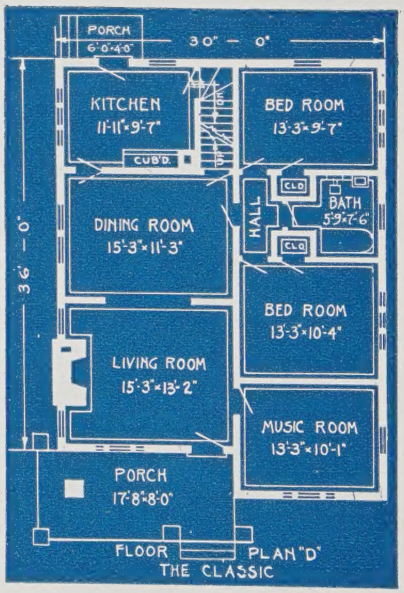
The specifications include a No. 8 built-in kitchen cupboard for plan "C" and a No. 9 for the "D" plan.

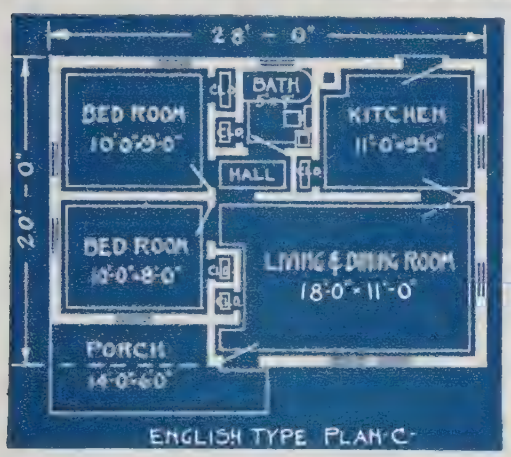
SPECIFICATIONS

Double Construction—Size 30 x 36 ft. Ceiling height 8' 6". Wall plates 2 x 6 inches, center sills 6 x 8 inches, floor joist 2 x 10 on 16" centers, 1 x 3 bridging, 8-inch sub-floor. Studding, ceiling joists and plates 2 x 4 inches. Studding and ceiling joists on 16" centers, all No. 1 well seasoned stock. Roof rafters 2 x 6 inches. Ceiling joists in plan "D" 2 x 6 inches. Lath for lining the inside walls and ceilings, 8-inch sheathing and roof boards. Extra clear Red Cedar Shingles for roof and 6-inch Clear Red Cedar or Redwood bevel siding. All outside finish White Pine or Cypress, these woods being best known to withstand alternating dry and wet weather. All door and window frames cut-to-fit and bundled. Front and rear doors and windows are glazed with crystal clear glass.

Interior Trim is clear—beautifully grained Southern Pine, well rounded, ready for finish. Two member base board, shoe being separate so as to scribe to floor. Sargent hardware for the complete house including base knobs, lock sets, hinges, sash locks, lifts, pulleys and cord. All sizes of nails, closet hooks, gutters, downspouts, etc. Full supply of paint for three coats for outside walls and trim with varnish and stain for inside floors and trim.

Single Construction—Same as above, except that we omit sub-floor, wall sheathing and building paper, substituting tarred felt for building paper. Cupboards and closet doors are omitted.





ENGLISH TYPE PLAN C

ENGLISH TYPE

HERE is something new and delightfully modern in the way of an English type bungalow. We are very desirous of keeping abreast of the times in house design, and we believe that this Home fulfills every requirement of style, convenient room arrangement and price.

Just imagine the satisfaction you would derive upon seeing this cozy home erected on your lot and knowing that it belongs to you. This together with the knowledge that you had saved practically one-half of what it would otherwise cost, would make you a proud and happy owner of your own home.

There is something individual and distinct about this Home that appeals to the people wanting something different. Check over the specifications and see that this is a real Home in construction details as well as exterior appearance.

SPECIFICATIONS

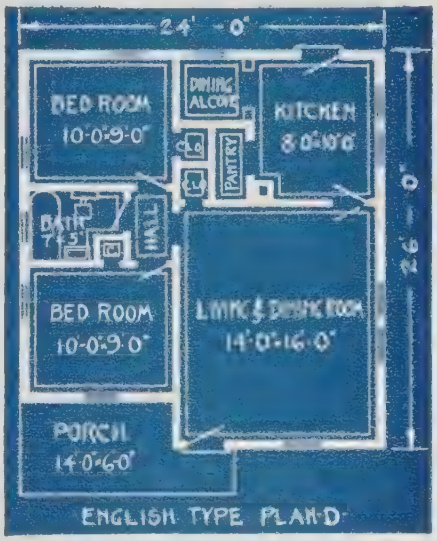
Double Construction—Size 28′ x 20′ and 24′ x 26′. Ceiling height 8′ 6″. Sills 6 x 8. Joists 2 x 8 on 16″ centers. 1 x 3 bridging. 8″ sub-floor. Studding, ceiling joists, rafters and plates 2 x 4″. Studding and ceiling joists on 16″ centers, all No. 1 well seasoned stock. Lath for lining the inside walls and ceilings. Extra clear Red Cedar shingles for roof and 8″ Red Cedar Bevel siding on side walls. All outside finish White Pine or Cypress, these woods being best known to withstand alternating wet and dry weather. All door and window frames cut-to-fit and bundled. Front and rear doors and windows are glazed with crystal clear glass.

Interior Trim is clear—beautifully grained Southern Pine, well sanded, ready for finish. Two member base board, shoe being separate so as to scribe to floor. Sargent hardware for the complete house including base knobs, lock sets, hinges, sash locks, lifts, pulleys and cord. All sizes of nails, closet hooks, gutters, downspouts, etc. Full supply of paint for three coats for outside walls and trim with varnish and stain for inside floors and trim.

Single Construction—Same as above, except that we omit sub-floor, wall sheathing and building paper, substituting tarred felt for building paper. Cupboards and closet doors are omitted.

PRICE ONLY **$865.00** FREIGHT PAID

OPTIONS	Plan "C"	Plan "D"
Double Construction	$994.00	$1174.00
Single Construction	865.00	1057.00
Oak Floors, Living Room and Dining Room	18.00 L.R.	14.00
Oak Trim, Living Room and Dining Room	46.81 L.R.	37.64
Sheetrock instead of Lath	96.25	116.50
Colonnade between Living Room and Dining Room	22.00	
Asphalt Shingles	18.00	27.00



ENGLISH TYPE PLAN D

EVIDENCE PROVING THAT BETTER

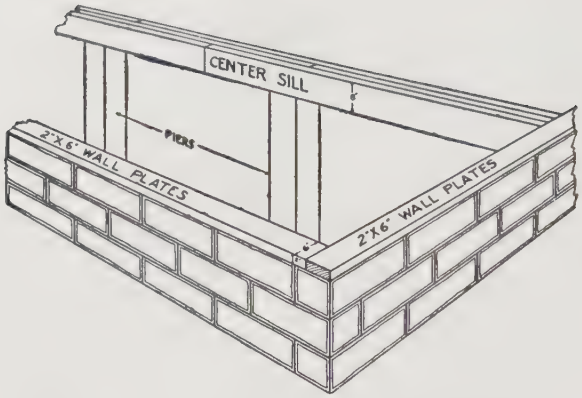


FIG. No. 1

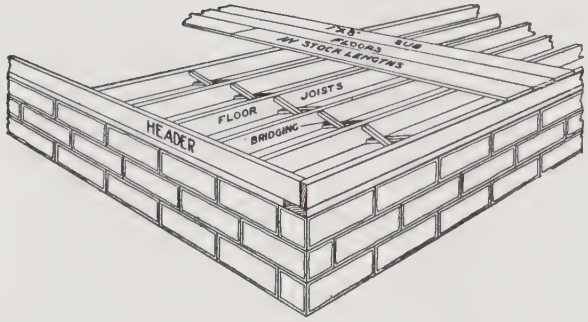


FIG. No. 2

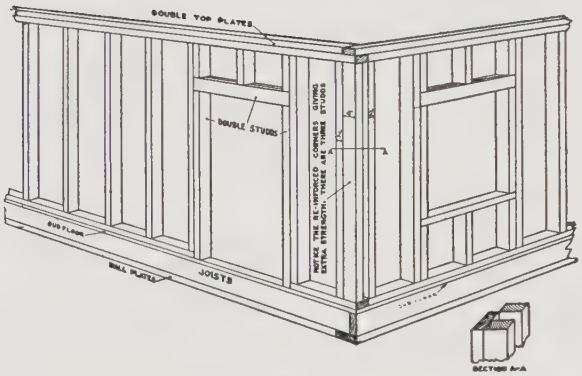


FIG. No. 3

ON a previous page, we tell you it is impossible to build a better constructed home than a *Sterling*. This is very easy for anyone to say, but on these pages we actually show that what we say is true—that it is impossible to improve upon our method of construction.

In considering ready-cut buildings, many people are quite willing to admit that they are cheaper to buy and build, but hesitate to vouch for the sturdiness of such a home. Unfortunately, there has been a good reason for this doubt, and is one of the reasons why we would like you to read these two pages very carefully and remember, when comparing *Sterling* homes and prices with others.

Everyone realizes that the foundation is an important feature in the life of a building of any kind. Almost everyone is very careful to have these foundations exactly right, yet often because they are not thoroughly informed, forget about foundation wall plates. In figure No. 1, we show where these are used and how.

Wall plates are important because they distribute the load uniformly over the foundation and prevent the house walls from sagging, should the foundation prove weak at any one point. They also make up for any unevenness in the top of the wall. It is surprising how often this important feature is overlooked.

Equally important is the center sill or girder. If it is not of sufficient strength, the building will sag. As shown in the illustration, we furnish this sill in 6x8 or 6x6, depending upon the size of the building.

In figure No. 2 we show the floor joists and subflooring. Here, there is no difference between a Sterling Home and any well constructed home, except that we are very careful to select only sound, perfect lumber. However, one feature shown in this figure is very often omitted, namely bridging. It is a very small item and does not add materially to the cost, yet it firmly braces each joist in the center of the span so that there is no chance for the building to shake when a person walks across the room. Notice also the headers used in connection with the floor joists.

There is much to interest you in Figure No. 3. It is positively unsafe for you to buy, or build a home that does not correspond with these specifications, and we urge you to be careful in this respect, regardless of whether or not you buy from us. This method of construction gives two vitally important advantages, having nothing whatever to do with the strength of the building. Notice the fire stop shown in the illustration. Should a fire break out on either the first or second floor, or in the basement, the fire must first burn through the floor and partitions before it can attack another part of the house, thus confining the blaze to one room for a much longer period and giving a better opportunity to combat it. The other is a "vermin stop," a feature that the housewife will appreciate.

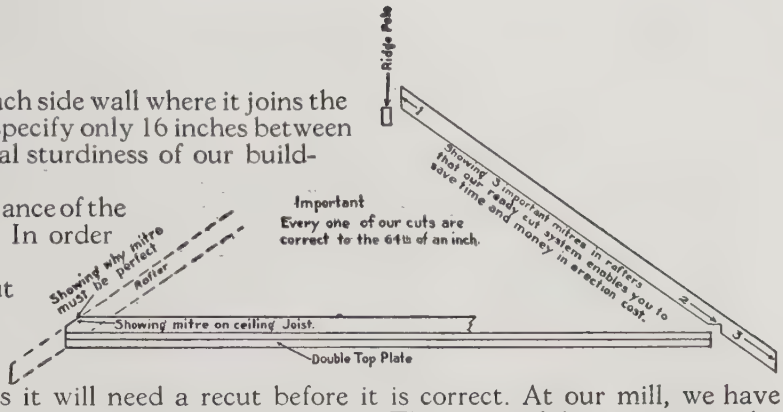
These two features are provided through the elimination of the old balloon type construction where the studs extend from the 1st floor right up to the roof. When this construction is used, the 2nd floor joists are suspended from strips known as "Ribbons," leaving the space between the two floors entirely open, thus permitting the fire to spread by traveling up between the studs.

In this sketch you have an opportunity to see how well braced the corners, door and window openings of a Sterling Home are. Note the three studs at the corner. Note also how the door and window studs are doubled. In more cases than you would believe possible, single studs are used and even then are placed 24 inches apart instead of 16 inches as in Sterling Homes.

Figure No. 4 shows the placing of ceiling joists and how they are mitred to allow the rafters to pass. Some buildings depend upon ceiling joists to tie the side walls and yet the joists are spaced as far as 24 inches apart. The side walls of a *Sterling Home* stand solid without this support. This is made pos-

STERLING HOMES ARE HOMES

sible by interlocking the top plates of each side wall where it joins the other side wall. In spite of this fact we specify only 16 inches between each joist, thereby adding to the general sturdiness of our buildings.



This Figure also illustrates the importance of the proper mitre-cut on the roof rafters. In order to fit, these cuts must be perfect.

Imagine the time it would take to cut the mitre on those ceiling joists and rafters by hand, first climbing up to measure the cut—down to cut it—back again to fit it, and then perhaps it will need a recut before it is correct. At our mill, we have machines that cut these mitres in less time than it takes to tell about it. This is one of the many examples of how our system saves you money. In making these cuts by machinery they are accurate to a fraction of an inch—there is no fitting to be done. All your carpenter has to do is nail the various parts together.

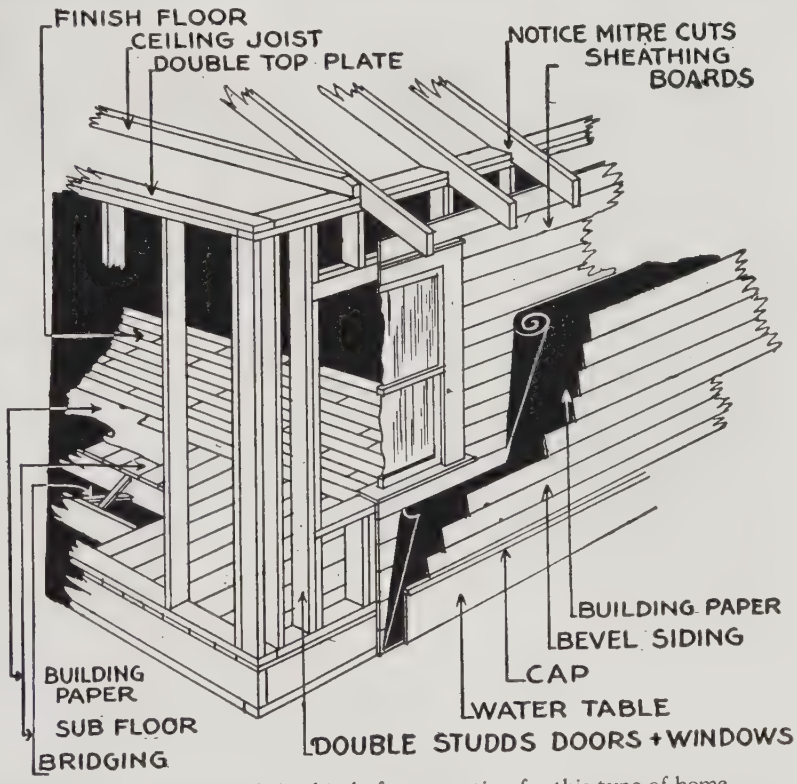
Another support added to our homes is the use of collar beams. This braces and supports the roof rafters in the center of the span, preventing any possible chance of the roof sagging.

Figure No. 5 is a resume of all that you have just read about the completely assembled home and the extra features that are included in the finishing. This picture shows a cross section of a *Sterling Double Construction Home*. Note the sheathing and sub-floor which not only insulates the building from *heat* and *cold* but also adds to its general strength. Also, note the heavy building paper.

THE MEANING OF SINGLE CONSTRUCTION

Single construction is a type of lighter construction used in various parts of the country—also in Summer Cottages and Southern Homes. We show prices for both single and double construction on most of our homes because they are sold in all parts of the country and you can choose that best suited to your requirements.

In single construction we omit the sheathing lumber and building paper and the siding is nailed directly to the studs. The sub-floor and paper is omitted from under the finish flooring. To further reduce the cost we also omit closet doors, linen closets and kitchen cupboards, but it is possible to include these at the extra prices quoted, or add them later after the first building costs have been taken care of. We do not cheapen the construction by reducing the double studs around doors and windows or at the corners. The studding, joists and rafters still remain spaced on 16-inch centers instead of 24-inch centers as is often done on this type—neither do we reduce the size of any of the timbers. Complete window and door hardware is furnished. We do not substitute spring bolts for sash locks, pulleys, weights and cord.



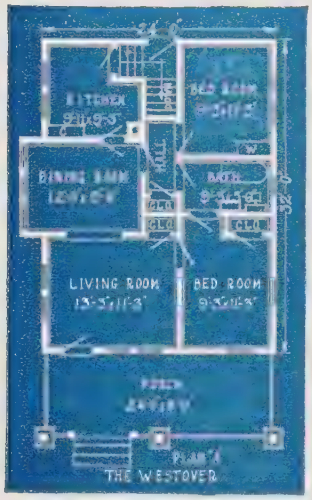
When a house is shown with shingles on the sidewalls we must substitute siding if ordered in Single Construction.

Regardless of whether you buy Single or Double Construction, *porches, front* and *rear steps* and all other essential items are included in the prices quoted—there are *no extras*.

You will find that we have omitted the Single Construction price on some of the homes shown in this catalog. The reason for this is that we do not recommend this kind of construction for this type of home.

It does not matter which type of construction you select—either gives you a complete home and you may be assured that you will receive full value for every dollar spent.

Sterling Homes are *Better Homes. Sterling Homes* leave no regrets. Every *Sterling Home Owner* is a satisfied owner. While *Sterling Homes* cost *less* than other *good homes*, they are far more staunchly built than any others near the same price.



THE WESTOVER

IN presenting the Westover, we offer a real home. It is exceptionally pleasing in appearance, and the room arrangement well adapted to the requirements of the average family.

Like all of our homes, this is designed for real practicability and embodies all the construction features essential to a well-built home. Notice the large roomy closets, a positive necessity in the well ordered Home.

By reading the specifications carefully you will find that we furnish a complete home without charging extra for the really essential items such as front porches, doors for all closets, etc.

SPECIFICATIONS

Sizes 24 x 32 and 26 x 34

Height of Ceiling 8 ft. 6 inches. Wall Plates 2 x 6 inches. Center Sills 6 x 8 inches. Floor joists 2 x 8 inches. Porch joists 2 x 6 inches. Ceiling joists 2 x 4 inches. Rafters 2 x 6 inches.

Joists, Ceiling Joists and **Studding** placed on 16-inch centers. 8-inch sheathing for outside walls and sub floor.

Shingles—Extra Clear Red Cedar Shingles are furnished for side walls and roof.

Flooring—Tongued and grooved. 2¼-inch or 3¼-inch Clear Yellow Pine or Fir.

Outside Finish—White Pine or Cypress. These woods being best known to withstand bad weather. All outside window and door frames are accurately cut and have White Pine or Spruce casing.

Interior Finish—Clear Southern Pine, well sanded and ready for varnish. We pride ourselves on the materials we furnish for inside trim, etc. We sort for the best grains. Two-member 8-inch base board is supplied, shoe separate so as to scribe to the floor.

Sash—All sash are 1⅜-inch primed and glazed with crystal clear glass.

Doors—Inside doors 1⅜-inch White Pine stiles and rails—two Fir panels, sanded and mortised for lock sets. Front door 1¾-inch—6 lights and two vertical panels. Grade entrance door glazed, one light, three cross panels below.

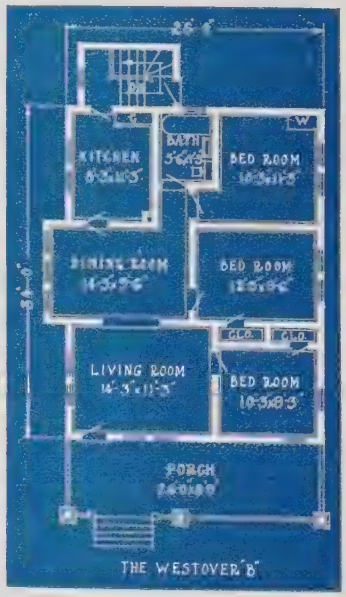
Builder's Hardware—We furnish hardware for Complete House including Sargent lock sets, hinges, sash locks, lifts, window weights and cord, all size nails, base knobs, closet hooks, insulation paper, tin flashing, etc. Full supply of shingle stain for two coats outside; varnish and stain for inside trim and floors, putty and oil.

Built-in Features—Kitchen cabinet, Wardrobe and Linen Closet. Be sure to read the general specifications on page 6 for complete information as to materials furnished.

NOTE

This is one of the homes recommended for double construction only.

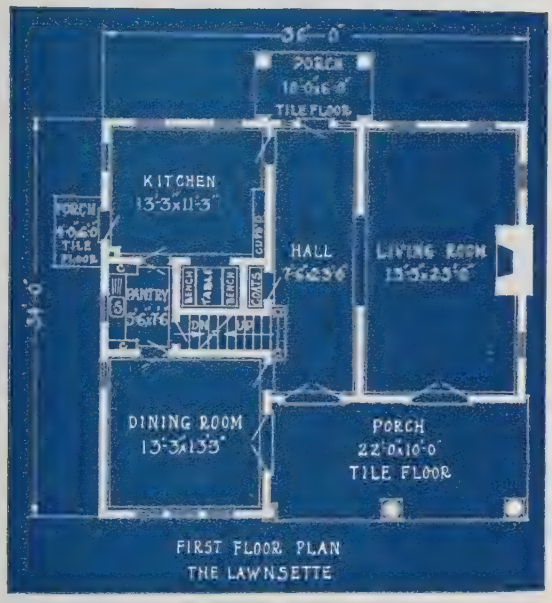
PRICE ONLY **$1415.00** FREIGHT PAID



OPTIONS

	Plan A	Plan B
Double Construction	$1415.00	$1672.00
Oak Floors Living Room and Dining Room	26.50	31.20
Oak Trim Living Room and Dining Room	73.32	85.75
Asphalt Shingles and T. R. Boards	49.64	58.28
Sheetrock instead of Lath	98.40	126.80
Siding instead of Shingles	37.00	39.15
French Doors between Living Room and Dining Room	28.00	28.00

THE LAWNSETTE



FIRST FLOOR PLAN
THE LAWNSETTE

THE PRICES

All freight paid

Double Construction recommended

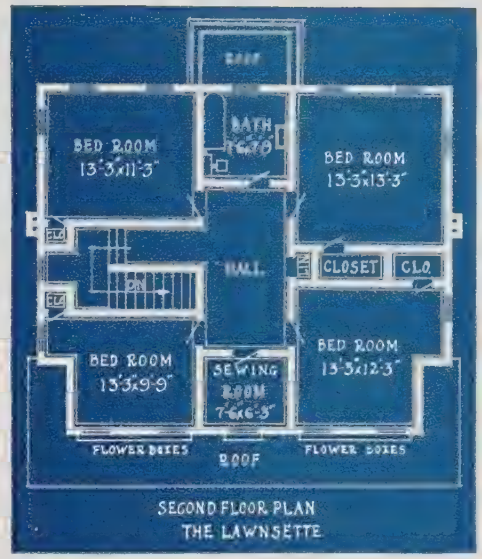
$2888

Oak Floors in Living Room, Dining Room and Hall
$65.80

Oak Trim in Living Room, Dining Room and Hall
$141.01

Asphalt Shingles and T. R. Boards
$60.78

Breakfast Nook Furniture, Extra
$25.00



SECOND FLOOR PLAN
THE LAWNSETTE

EVERYONE who studies this home will appreciate its architectural attractiveness. To say more than that it is distinctive would detract rather than add to the impression received from the illustration above.

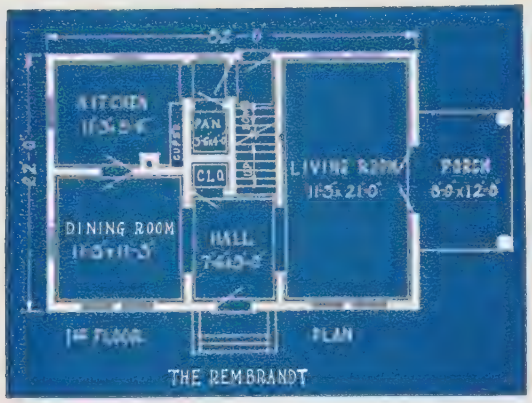
It is remarkable that a house of this character can be purchased at such a low price. Just think what an architect would charge to draw plans and specifications for a building of this type—and yet all this is a part of our service.

Read over the specifications below and the general information in the fore part of this book and then honestly answer this question—Where could I buy a real home for less money? Everything comes from one place at one time and at one price—a complete home.

Double Construction—Ceiling heights, 1st floor, 9 feet; 2nd floor, 8 feet. Size 36 x 34. Sill 6 x 8. Joists 1st and 2nd floor 2 x 8 on 16-inch centers. 1 x 3 bridging, 1 x 8 sub-flooring. Studding, ceiling joists, rafters and plates 2 x 4 on 16-inch centers. 10-inch bevel siding and Extra Clear Red Cedar shingles for roof. All outside finish White Pine or Cypress, these woods being best known to withstand bad and wet weather. All doors, windows and frames cut-to-fit and bundled. Front and rear doors and windows are glazed with crystal clear glass.

Interior Trim is clear—beautifully grained Southern Pine, well sanded and will take a finish polish. We furnish a two-member base board, shoe being separate so as to scribe to floor.

We furnish hardware for the complete house including knobs, lock sets, hinges, sash locks, nails, closet hooks, etc., all Sargent grade. Full supply of paint and oil for three coats outside, varnish and stain for inside floors and trim. Built-up kitchen cupboard and linen closet included.



THE REMBRANDT

STUDY the many conveniences and ease of access to all rooms. The second floor is arranged to carry out the idea of roomy hospitality made possible by the Colonial style of architecture. Each bedroom has three windows and a good-sized closet.

There are two big things to keep in mind about the REMBRANDT. First, it's a genuine Dutch Colonial home with the facade entrance, window shutters, terrace and gambrel roof. Second, Sterling System makes it possible for anyone to own this solid, substantial home. We don't have to say, "The price is reasonable." You can see for yourself that the Rembrandt is an exclusive bargain among high values.

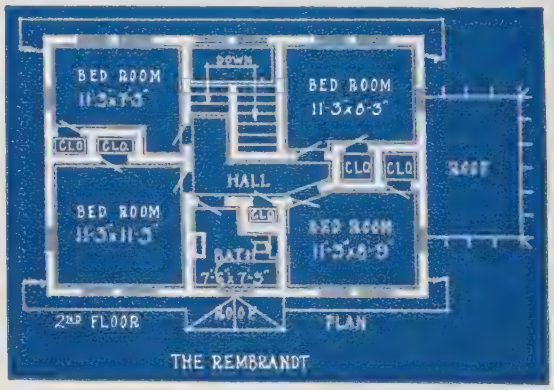
PRICE ONLY **$2146.00** FREIGHT PAID

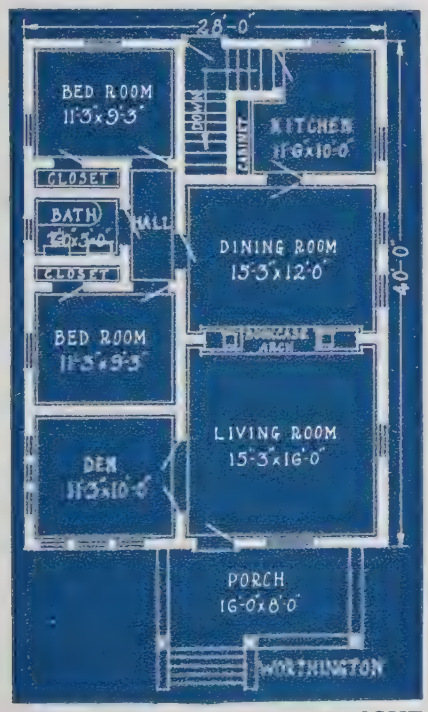
OPTIONS

Double Construction	$2146.00
Oak Floors, Living and Dining Rooms	36.80
Oak Trim, Living and Dining Rooms	88.28
Asphalt Shingles	38.76
Sheetrock instead of Lath	175.20
French Doors, Dining Room Entrance	28.00
Sunroom in place of Pergola	150.00

SPECIFICATIONS

Height of Ceiling—1st Floor, 9 feet; 2nd Floor, 8 feet.
Wall Plates—2 x 6 inches. Center sills, 6 x 8 inches. Floor joist, 2 x 8 inches.
Studding, ceiling joists, rafters and **plates**—2 x 4 except hip and valley rafters, which are 2 x 6.
8-inch Sheathing is furnished for outside walls, sub-floors for both first and second story, also roof boards.
Bevel Siding—8-inch Clear Red Cedar or Redwood. Extra Clear Red Cedar shingles for the roof and second floor side walls.
Flooring—Tongued and grooved. 2¼-inch or 3¼-inch Clear Yellow Pine or Fir
All outside finish is **White Pine** or **Cypress.** These woods are best known to withstand bad weather. All outside window and door frames are accurately cut and have White Pine or Spruce casing.
Interior Finish is Southern Pine. We pride ourselves on furnishing finely finished lumber for inside trim, stair work, etc. We sort for the best looking grains. All finish work is Clear, well sanded and will take a fine polish. We furnish a **two-member base board**—shoe being separate so as to scribe to floor.
Sash—All sash are 1⅜ inch thick, primed and glazed with grade A crystal clear glass.
Doors—Inside doors are 1⅜ inch thick; two Fir panels with White Pine stiles and rails, all sanded and mortised for lock sets. Front door 1¾ inch thick, well manufactured—a beautiful entrance. Back and grade entrance doors are glazed.
Builder's Hardware—We furnish hardware for the **Complete House,** including Sargent lock sets, hinges, sash locks, window weights and cord, all size nails, base knobs, closet hooks, insulation paper, tinwork, etc.
Full supply of paint and oil for **three full coats** outside and varnish for two coats inside. Putty is furnished to fill up nail holes.
Prices include Built-in Cupboard, Linen closet and benches for front entrance. All steps from grade to **first floor and basement** stairs.





PRICE ONLY $1361.00 FREIGHT PAID

	Plan "A"	Plan "B"
Double Construction.....	$1985.00	$1361.00
Asphalt Shingles and T. R. Boards.....	76.59	52.56
Oak Floors in L. R., D. R. and Den.....	54.00	26.30
Oak Trim in L. R., D. R. and Den.....	110.07	54.26
Sheetrock instead of Lath.	125.40	86.09
French Doors instead of of B. C. Arch, deduct...	47.00	.....

THE WORTHINGTON

IN DESIGNING this home we were very careful to include absolutely everything necessary for convenience and comfort. Large, airy rooms, spacious closets and attractive bookcase-arch make this a home to be desired.

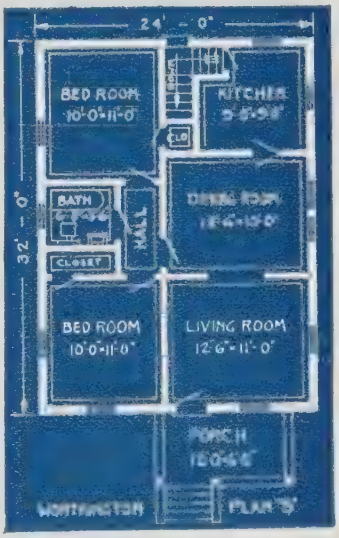
We have gone far in helping to keep building costs down in this home. Notice that we furnish materials right down to the grade line, including the cellar frames and sash. This means that the cost of preparing your foundation will be lower than usual.

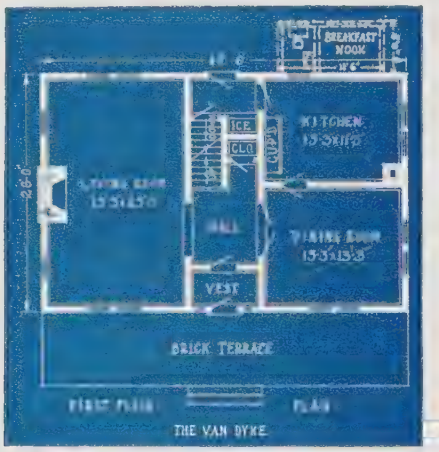
The room designated by us as a den can be used for this purpose, or as a sun room or an extra bedroom. If used as a bedroom, the French doors would have to be changed to regular two-panel door, in which case you would be entitled to an allowance of $24.00. Read the detail specifications below, and learn what a real bargain is.

SPECIFICATIONS

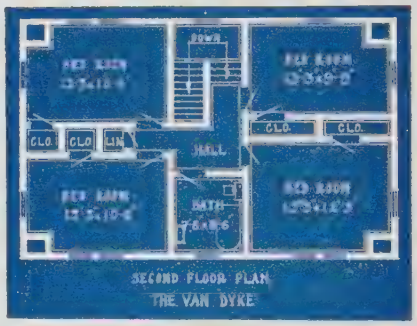
Double Construction—Size 28′ x 40′ and 24′ x 32′ Ceiling height 8′6″. Wall Plates 2 x 6 inches. Sills 6 x 8. Joists 2 x 8 on 16″ centers, 1 x 3 bridging. 8″ sub-floor. Studding, ceiling joists, rafters and plates 2 x 4 inches. Hip and valley rafters 2 x 6 inches. Studding and ceiling joists 16″ on center. All No. 1 well seasoned stock. Lath for lining the inside walls and ceilings. 8-inch sheathing and roof boards. Extra Clear Red Cedar shingles for roof and 6″ Clear Red Cedar or Redwood Bevel Siding for side walls. All outside finish White Pine or Cypress, these woods being best known to withstand alternating wet and dry weather. All door and window frames cut-to-fit and bundled. Front and rear doors and windows are glazed with crystal clear glass.

Interior Trim is clear—beautifully grained Southern Pine, well sanded, ready for finish. Two member base board, shoe being separate so as to scribe to floor. Sargent hardware for the complete house including base knobs, lock sets, hinges, sash locks, lifts, pulleys and cord. All sizes of nails, closet hooks, gutters, downspouts, etc. Full supply of paint for three coats for outside walls and trim with varnish and stain for inside floors and trim.





THE VAN DYKE



REGARDLESS of where you build or in what section of the city or country, a Dutch Colonial Home is always in good taste. Our adaptation in the Van Dyke incorporates every thing essential in a modern, up-to-date home. Notice the many spacious closets, the clothes shutes and built-in linen closet.

The wise man builds for comfort and convenience but never loses sight of economy. He makes every dollar count but does not sacrifice looks or sturdiness to save a few dollars. This home offers you everything to be desired—convenience, style, beauty and substantial construction at a very moderate price.

Because of the many labor-saving methods used, the cost of erection is surprisingly low. When your Home is completed, you have not only the satisfaction of having saved money, but also the satisfaction of owning a home as attractive as any in your neighborhood.

The rear addition containing breakfast nook and lavatory is not included at the price quoted. This is merely a suggestion and can be had at an extra charge of $145.00 including nook furniture.

NOTE

This is one of the homes recommended for double construction only.

PRICE ONLY **$2690.00** FREIGHT PAID

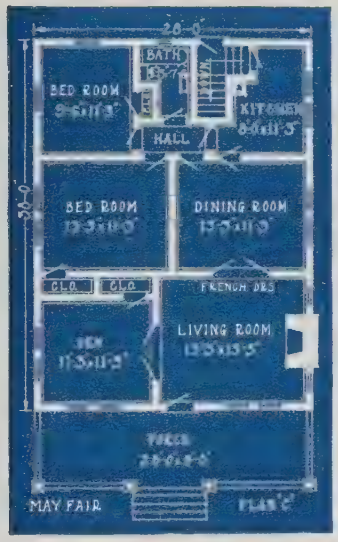
OPTIONS

Double Construction	$2690.00
8 x 14 Sun Porch	240.00
11 x 22 Sun Porch	450.00
Allowance for Shutters	45.50
Asphalt Shingles	58.28
Oak Floors Living Room, Dining Room and Vest	71.00
Oak Trim Living Room, Dining Room and Vest	120.59
Breakfast Nook and Lavatory, Additional 11 feet, 6 inches x 5 feet	145.00

SPECIFICATIONS

Double Construction—Size 40′ x 26′. Ceiling height first floor 9′ 0″, second floor 8′ 0″. Wall plates 2 x 6 inches, center sill 6 x 8 inches, floor joist 2 x 8 on 16″ centers, both 1st and 2nd floors, 1 x 3 bridging. 8-inch sub-floor. Studding and ceiling joists, rafters and plates 2 x 4 inches. Studding and ceiling joists on 16″ centers, all No. 1 well seasoned stock. Lath for lining the inside walls and ceilings, 8-inch sheathing and roof boards. Extra clear Red Cedar shingles for roof, gables and dormers and 10-inch clear bevel siding for side walls. All outside finish White Pine or Cypress, these woods being best known to withstand alternating dry and wet weather. All door and window frames cut-to-fit and bundled. Front and rear doors and windows are glazed with crystal clear glass.

Interior Trim is clear—beautifully grained Southern Pine, well sanded, ready for finish. Two member base board, shoe being separate so as to scribe to floor. Sargent hardware for the complete house including base knobs, lock sets, hinges, sash locks, lifts, pulleys and cord. All sizes of nails, closet hooks, gutters, downspouts, etc. Full supply of paint for three coats for outside walls and trim with varnish and stain for inside floors and trim.



PRICE ONLY **$1522** FREIGHT PAID

OPTIONS

	Plan "C"	Plan "D"
Double Construction	$1861.00	$1720.00
Single Construction	1711.00	1522.00
Oak Floors, Living Room, Dining Room and Den	48.30	35.50
Oak Trim, Living Room, Dining Room and Den	91.22	71.16
Asphalt Shingles and T. R. Boards	65.76	49.52
Sheetrock	123.00	113.00

THE MAYFAIR

THE obvious neatness and distinctive simplicity of this bungalow are characteristic of Sterling Homes.

The rooms are all well lighted and ventilated and are adequate in size for all family needs.

Now consider the many important advantages in buying a Home of Sterling quality—the matchless mechanical precision, the exclusive features of construction—and finally the savings that this home, when completed, will represent.

We cannot be too emphatic in trying to impress upon you that it is not only the first cost, but the erection and the up-keep after your home is built that demands your consideration. What saving do you make if you build cheaply this year and next year re-build again in repairs? Hardly a day goes by without a letter from some customer we have sold several years ago, telling us of continued satisfaction.

SPECIFICATIONS

Sizes 28 x 38 and 24 x 38

Height of Ceiling—8 ft. 6 in. Wall plates 2 x 6 inches. Center sills 6 x 8 inches. Floor joists 2 x 8 inches, studding, ceiling joists, rafters and plates 2 x 4-inch stock, except hip and valley rafters which are 2 x 6 inches.

Joists, Ceiling Joist and **Studding** are placed on 16-inch centers. Eight-inch sheathing is furnished for outside walls, sub-floor and roof boards.

Bevel Siding—6-inch **Clear Red Cedar** or **Redwood.**

Roof Shingles—Extra clear Red Cedar Shingles are furnished for the roof.

Flooring—Tongued and grooved. 2¼-inch or 3¼-inch Clear Yellow Pine or Fir.

Outside Finish—White Pine or Cypress, these woods being best known to withstand bad weather. All outside window and door frames are accurately cut and have White Pine casings.

Interior Finish—Beautifully grained, Clear Southern Pine is furnished for interior trim. All finish work is Kiln-dried, well sanded and will take a fine polish. We furnish 8-inch, two-member baseboard, shoe being separate so as to scribe to the floor.

Sash—All sash are 1⅜-inch and glazed with clear crystal glass, the best money can buy.

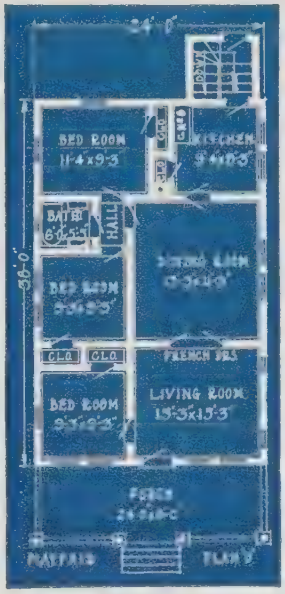
Doors—Inside doors are 1⅜ inch thick, two Fir panels with White Pine stiles and rails, sanded and mortised for locksets. Front door 1¾ inch thick, well manufactured—making a beautiful entrance. Grade entrance door, glazed one light, 3 cross panels.

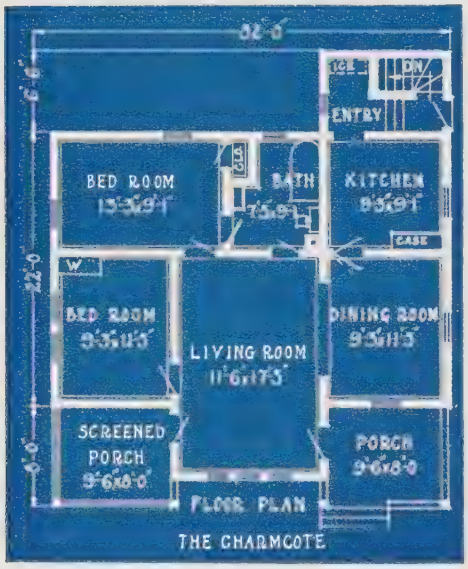
Builder's Hardware—We furnish hardware for the Complete House, including **Sargent** locksets, hinges, sash locks, lifts, weights and cord. All size nails, base knobs, closet hooks, insulating paper, tin work, etc. Full supply of paint and oil is furnished for three coats outside and varnish for two coats inside.

Special—Siding on the Mayfair is furnished to the grade and cellar sash and frames are included.

If Single Construction is purchased, sub-floor and sheathing lumber are omitted. Heavy tarred felt is substituted for insulating paper. Kitchen cupboard and closet doors are omitted.

See general specifications on page 6 for kinds of materials furnished.





THE CHARMCOTE

THIS charming bungalow with its five well arranged rooms will always be a favorite. Note how we have departed from the usual plain lines by extending the Living Room under a gable and dividing the porches.

A fine, large Living Room is the central feature of this Home. All of the other rooms adjoin, including a cozy, corner Dining Room and Kitchen, the latter containing a built-in cupboard. The Bath is handy to all rooms and is located near the Kitchen for economy in plumbing.

Note the distinctive feature of this home—a private screened porch which opens from the Living Room, serving a double purpose as a screened porch in the Summer and a Sun Room in the Winter.

PRICE ONLY **$1498.00** FREIGHT PAID

OPTIONS

Single Construction	$1498.00
Double Construction	1633.00
Oak Floors, Living and Dining Rooms	31.00
Oak Trim, Living and Dining Rooms	78.65
Asphalt Shingles	53.63
Sheetrock instead of Lath	103.97
Colonnade in Arch Opening	22.00

SPECIFICATIONS

Height of Ceiling—9 ft. Wall Plates 2 x 6 inches. Center Sills 6 x 8 inches. Floor joist 2 x 8 inches, studding, ceiling joist, rafters and plates 2 x 4 inches, except hip and valley rafters which are 2 x 6 inches.

Joists, Studding and **Ceiling Joists** are on 16-inch centers. 8-inch sheathing is furnished for sub-floors, side walls and roof boards.

Bevel Siding—6-inch, Clear Red Cedar or Redwood. Clear Red Cedar shingles to lay 4½ inches to the weather are furnished for the roof.

Flooring—Tongued and grooved. 2¼-inch or 3¼-inch Clear Yellow Pine or Fir.

Outside Finish—White Pine or **Cypress**, these woods being best known to withstand bad and wet weather. All outside door and window frames have **White Pine** casings and are accurately cut.

Interior Finish—We pride ourvelves on the beautifully grained Southern Pine we furnish for all interior trim. We sort the best looking grains. It is well sanded and will take a fine polish. 8-inch two-member base is supplied, shoe being separate so as to scribe to the floor.

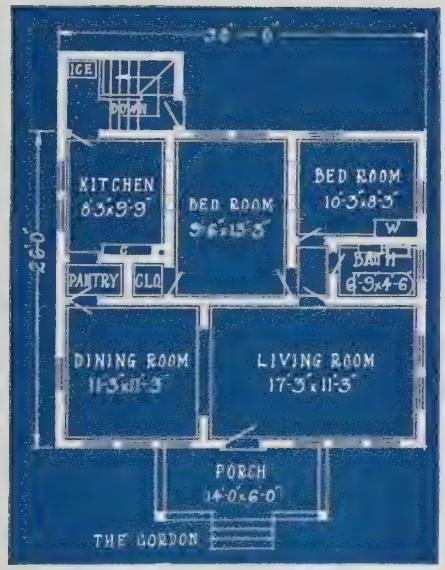
Sash—All sash are 1⅜-inch, glazed with crystal clear glass, the best that money can buy.

Doors—Front door 1¾-inch thick, design as shown. Inside doors 1⅜-inch, White Pine stiles and rails with two Fir panels, all mortised for lock sets and sanded for finish. Grade entrance door, glazed one light, 3 cross panels below.

Builder's Hardware—We furnish hardware for the complete home, including Sargent lock sets, hinges, sash locks, lifts, weights and cord. All size nails, base knobs, closet hooks, insulation paper, tinwork, etc. Full supply of paint and oil is furnished for **three coats** outside—and varnish for two coats inside.

Price Includes Built-in Cupboard, Wardrobe and Porch Screens.

If furnished in Single Construction sub-floor and sheathing lumber are omitted. Heavy tarred felt is substituted for insulating paper. Wardrobe, cupboard and closet door are omitted.



PRICE ONLY **$1297.00** FREIGHT PAID

OPTIONS

Single Construction	$1297.00
Double Construction	1439.00
Asphalt Shingles and T. R. Boards	48.28
Sheetrock instead of Lath	106.80
Oak Floors in Living Room and Dining Room	32.40
Oak Trim in Living Room and Dining Room	55.12
Pedestal Colonnade in Dining Room Entrance	22.00

THE GORDON

THERE is a distinctive style about this remarkable home which appeals at once to those who admire a plain, dignified effect, free from elaborate ornamentation. It is livable, simple and homelike. Large triple-windows on each side of the front door balance the front elevation and insure an abundance of light in the living and dining room.

Compactness is the reason why so many "Gordon" Home Owners are surprised at the low cost of completing this pretty little bungalow. Yet everything necessary for complete comfort is supplied. The grade entrance shown at the rear saves room that would otherwise be taken from the house proper and at the same time provides a convenient place for the refrigerator.

Study the floor plan and specifications and then honestly answer this question "Where can I buy as much *home* for the money?" Remember that Sterling Home are better homes.

SPECIFICATIONS

Height of ceiling, 9 feet. **Wall Plates,** 2 x 6 inches. **Center Sills,** 6 x 8 inches. **Floor Joists,** 2 x 8 inches. **Studding, ceiling joists, rafters** and **plates,** 2 x 4-inch stock, except hip and valley rafters, which are 2 x 6 inches.

Joist, ceiling joist, studding are placed on **16-inch centers.**

8-inch **Sheathing** is furnished for **outside walls, sub-floor,** also roof boards.

Bevel Siding—6-inch Clear **Red Cedar** or **Redwood.**

Roof Shingles—Extra Clear Red Cedar shingles, to lay 4½ inches to the weather.

Flooring—2¼ x 3¼-inch clear stock with beautiful grain.

All outside finish is **White Pine** or **Cypress.** These woods are the best known to withstand bad and wet weather.

All outside window and door frames are accurately cut and have White Pine Casings.

Interior Finish—Southern Pine. We pride ourselves on furnishing finely finished lumber for inside trim, stair-work, etc. We **sort** for the best looking **grains.** All finish work is Clear Kiln-dried, well sanded and will take a fine polish. We furnish 2-member **base board,** the shoe being separate so as to scribe to the floor.

Sash—All sash are 1⅜-inch, and glazed with grade **A Crystal** clear glass.

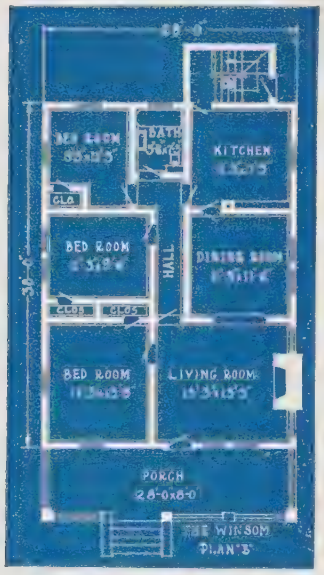
Doors—Inside doors are 1⅜-inch thick, made of the best figured lumber and are all **sanded,** ready to finish. These doors are **all mortised,** ready to fit lock. Front door is 1¾-inch thick, well manufactured and makes a beautiful entrance. Rear and grade entrance doors carry sash glazed with best grades glass and furnish **ample light within.**

Builder's Hardware—We furnish hardware for the **Complete House,** including **Sargent** lock sets, hinges, sash locks, window weights and cord. All size nails, base knobs, closet hooks, insulating paper, tin work, etc. Full supply of **paint** and oil is furnished for **three coats outside** and varnish for **two coats inside.**

Putty is furnished to fill nail holes.

Price—Includes Built-in Cupboard.

Single Construction—If single construction is purchased, sheathing lumber and sub-flooring are omitted. Heavy tarred felt is substituted for insulating paper. Cupboard, closet door and wardrobe are omitted.



PRICE ONLY $1560 FREIGHT PAID

OPTIONS	Plan A	Plan B
Double Construction	$1744.00	$1947.00
Single Construction	1560.00	1747.00
Oak Floors, Living and Dining Rooms	30.55	32.75
Oak Trim, Living and Dining Rooms	72.25	61.67
Asphalt Shingles	69.85	78.35
Sheetrock, instead of Lath	120.62	143.38
French Doors in Arch	28.00	28.00
Siding in Place of Shingles for Side Walls	47.61	50.70

THE WINSOM

"A HOME worth building is worth building well." There is a world of truth in that saying. For that reason the Winsom is worth far more than you estimate.

Economy is not merely a matter of price. *Cheap* is apt to be the attractive way of spelling *costly*. Expensive repairs—ugly cracks and gaping joints—continuous annoyance and sacrifice sales—*these* are the results of building with cheap materials and poor construction.

Our materials are not cheap, our construction is not cheap. It is difficult to secure lumber of equally high quality from any other source. Our system of direct selling is the only possible reason for the price quoted. Even then, the full savings are not realized until the house is completed. The fireplace shown may be omitted and a pair of windows furnished instead of two single windows.

SPECIFICATIONS

Sizes 28 x 38 and 24 x 38

Height of Ceiling—9 feet. Wall Plates, 2 x 6 inches. Center sill, 6 x 8 inches.

Floor Joist—2 x 8 inches, **Studding, Ceiling Joists, Rafters** and **Plates** 2 x 4 inches except hip and valley rafters which are 2 x 6 inches

Joists, Studding and **Ceiling Joists** are on 16-inch centers. 8-inch sheathing is furnished for sub-floors, side walls and roof boards.

Shingles—Red Cedar Shingles to lay 4½ inches to the weather on roof and 5½ inches on side walls.

Flooring—Tongue and grooved. 2¼-inch or 3¼-inch Clear Yellow Pine or Fir.

Outside Finish—White Pine or Cypress, these woods being the best known to withstand bad, wet weather. All outside door and window frames have White Pine casings and are accurately cut.

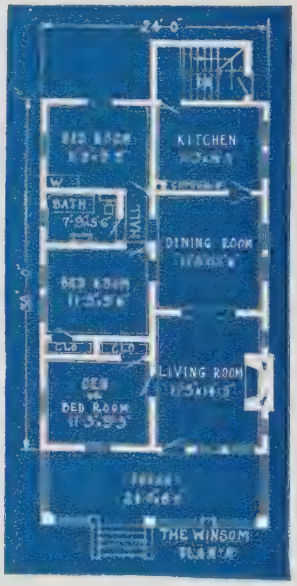
Interior Finish—We pride ourselves on the beautifully grained Southern Pine we furnish for all interior trim. We sort the best looking grains. It is all clear, kiln-dried, well sanded and will take a fine polish. 8-inch, two-member base is supplied, the shoe being separate so as to scribe to the floor.

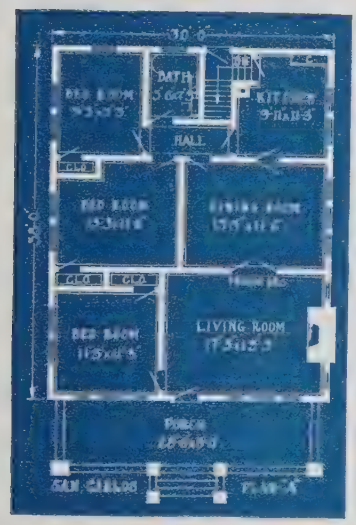
Sash—All sash are 1⅜-inch, glazed with crystal clear glass, best money can buy.

Doors—Front door 1¾-inch thick, design as shown. Inside doors 1⅜ inch White Pine with two Fir panels, all mortised for lock sets and sanded for finish. Grade entrance door, glazed one light, 3 cross panels below.

Builder's Hardware—We furnish hardware for the Complete House, including Sargent lock sets, hinges, sash locks, lifts, weights and cord. All size nails, base knobs, closet hooks, insulating paper, tinwork, etc. Full supply of paint and oil is furnished for three coats outside, and varnish for two coats inside.

If purchased in single construction we omit sheathing lumber and sub-flooring. Siding is substituted for shingles, and heavy tarred felt for insulating paper. Closet doors, wardrobe and cupboards are also omitted.



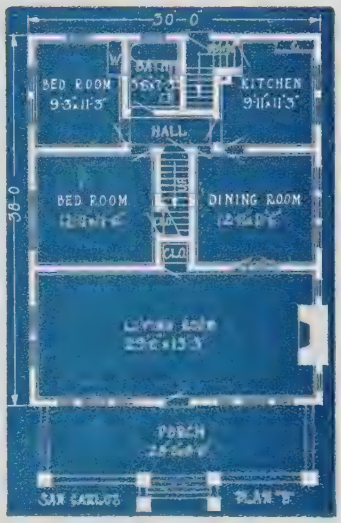


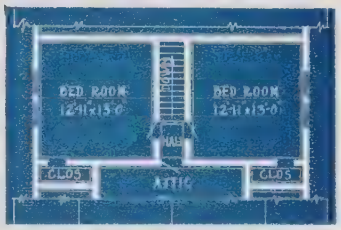
THE SAN CARLOS

THE San Carlos radiates personality in every line. This California Type Bungalow offers all that could be desired in a home and yet, with our direct sales plan and cut-to-fit method of construction, its price is astonishingly low.

Following our usual plan of selling a complete home, there is nothing left for you to furnish aside from labor, masonry, heating, lighting and plumbing fixtures.

The Plan B is exactly the same as the Plan A in exterior appearance. Inside, however, we have provided for two large bedrooms on the second floor with full eight-foot ceiling height.





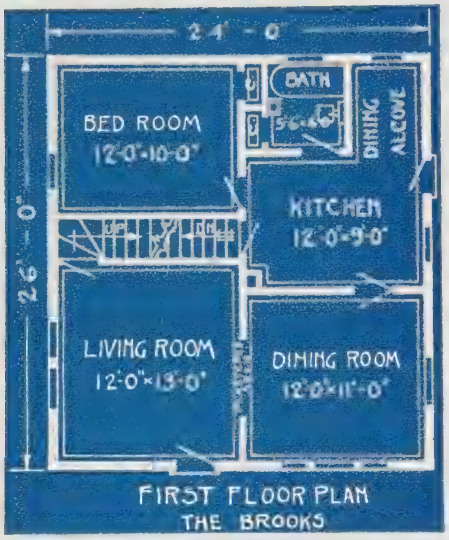
PRICE ONLY **$2096** FREIGHT PAID

	Plan A	Plan B
Double Const.....	$2096.00	$2385.00
Oak Floors L. R. and D. R.....	41.00	53.30
Oak Trim L. R. and D. R.....	73.86	83.23
Asphalt Shingles.....	54.12	54.12
Sheetrock.....	120.60	172.80
Materials for Wood Porch in place of Brick.....	96.45	96.45

SPECIFICATIONS

Double Construction—Wall Plates, 2 x 6 inches, center sill 6 x 8 inches, floor joists 2 x 8 inches on 16-inch centers. 1 x 3-inch bridging, 8-inch sub-floor, Clear tongue and grooved flooring. Ceiling joists and studs 2 x 4 inches on 16-inch centers. Rafters 2 x 6 inches. Lath for lining all walls and ceiling. 8-inch sheathing and roof boards. Extra Clear Red Cedar shingles for roof and 6-inch Clear Red Cedar or Redwood bevel siding. Check rail windows as shown, glazed and with necessary hardware. Clear two-member interior trim, carefully sanded and ready for finish. All inside doors are 1⅜-inch, two Fir panels mortised for lock sets and the door between kitchen and dining room is equipped with a double-acting floor hinge. Front door 1¾ inch thick, 6-light door, glazed with crystal clear glass. Rear door glazed, one light, 3 cross panels below. Hardware for complete building, including Sargent lock sets, hinges, sash locks, lifts, sash weights and cord. All size nails, base knobs, closet hooks, insulating paper, tin roofings, flashing, gutters, downspouts, etc.

Full supply of paint for three coats outside, varnish for two coats inside, with putty and oil. Be sure and read the General Specifications, for kind of material furnished, on page 6.



THE BROOKS

IT is natural that the Brooks should make irresistible appeal to the discriminating home builder. Note the smartness of line—that trim snug appearance so beautifully obtained by the use of long shingles on the side walls. No other material is more adaptable to architectural design.

One of the important features of this home is its versatility: a low priced bungalow for the small family that can later be converted to a story and a half home at very little cost and no outside alterations. The frame of this home is so designed that it can be finished downstairs only if desired and the upstairs later on without detracting in any way from the appearance, either on the inside or outside so one need never know how much of the home is actually completed.

When comparing our homes note the ceiling heights, they are never lower than 8'-6" on the first floor or 8'-0" on the second. Note finally the appearance of sturdiness thus radiating an assurance of safety characteristic of all Sterling Homes.

SPECIFICATIONS

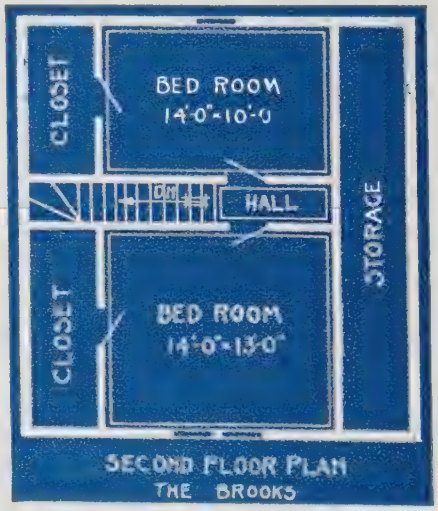
Double Construction: Size 24x26 ft. Ceiling heights, 1st floor 8'-6" 2nd floor 8'-0". Sills, 6x8. Joists, 1st and 2nd floors 2x8 on 16-inch centers. 1x3 bridging, 8" subfloor. Studding, ceiling joists, rafters and plates 2x4". Studding and ceiling joists on 16-inch centers, all No. 1 well-seasoned stock. 18" clear Red Cedar shingles for side walls to be laid 8" to weather. 16" clear Red Cedar shingles for roof. All outside finish White Pine or Cypress, these woods being best known to withstand alternating dry and wet weather. All door and window frames cut-to-fit and bundled. Front and rear doors and windows are glazed with crystal clear glass.

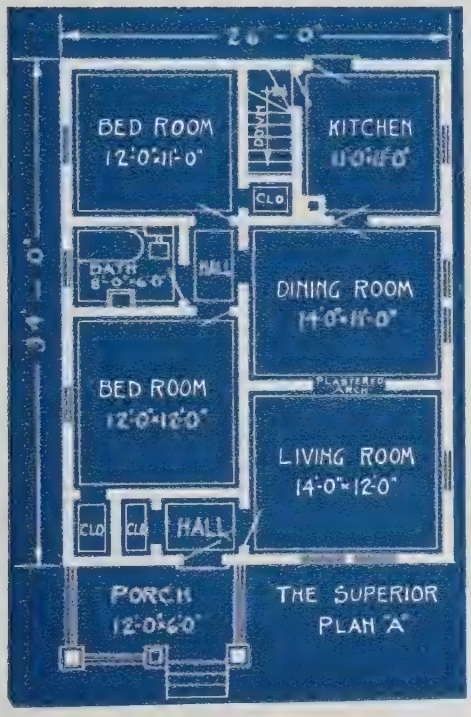
Interior Trim is clear—beautifully grained Southern Pine, well sanded, ready for finish. Two member base board, shoe being separate so as to scribe to floor. Sargent hardware for the complete house including base knobs, lock sets, hinges, sash locks, all size nails, closet hooks, gutters, downspouts, etc. Full supply of paint for outside walls and trim with the varnish and stain for inside floors and trim.

Single Construction: Same as above, except that we omit sub-floor, wall sheathing and building paper, substituting bevel siding for side wall shingles and spring bolts for windows instead of sash weights, cord and locks. Plans reversed without charge.

PRICE ONLY **$1079** FREIGHT PAID

	1 story	1½ story
Single Construction	$1079.00	$1171.00
Double Construction	1183.00	1308.00
Sheetrock instead of Lath	92.50	107.60
Asphalt Shingles	34.57	34.57
Siding instead of shingles	27.80	27.80
Oak Floors Dining & Living Room	28.80	28.80





PRICE ONLY **$744** FREIGHT PAID

OPTIONS	Plan A	Plan B
Single construction.....	$ 987.00	$744.00
Double construction.....	1092.00	815.00
Asphalt shingles.....	52.00	39.00
Sheetrock instead of Lath...	129.00	91.75
Oak Floors L. R. & D. R....	32.00	24.00
Red Cedar Shingle Roof.....	14.80	12.10
Deduct for shingle sidewalls	23.75	21.90

THE SUPERIOR

THE Superior is a home that will warrant careful consideration. Study the picture shown, and the floor plans. It is without doubt one of the most appealing small homes in our catalog—and how complete. Everything necessary in a home is included—large comfortable rooms, spacious closets, vestibule entrance, plenty of windows for light and ventilation, and good ceiling height.

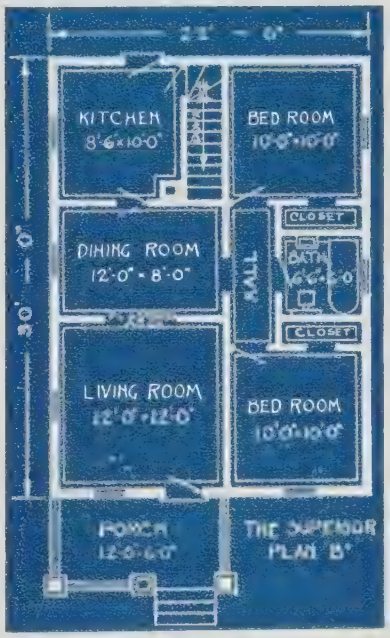
All of these have only to do with the interior. There are also many interesting points to consider in connection with the outside appearance. First, instead of the common gable roof, we have used a hip roof and placed a dormer on the front side, which gives just enough variation to place it above the average home. Under the cover of an attractive appearance, you will find our usual sturdy, warm, well constructed home—truly a Sterling Home, insuring full value in return for the investment made.

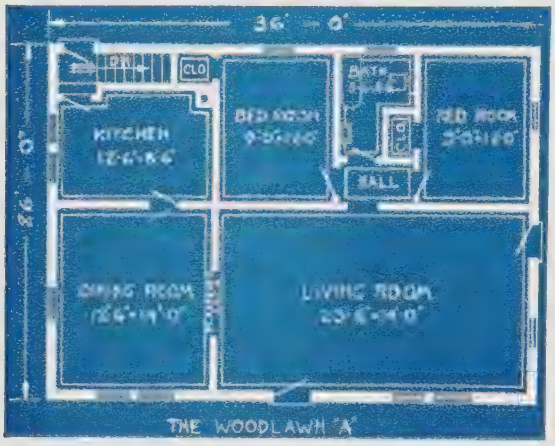
SPECIFICATIONS

Single Construction — Ceiling height, 8' 6". Sills, 6x6". Floor joists, 2x8" on 16" centers. 3¼" face, clear tongue and groove flooring. 2x4 studding and ceiling joists on 16" centers, and 2x4 rafters with 8" sheathing boards laid tight for slate surfaced roll roofing. All No. 1 well-seasoned stock. Lath for walls and ceiling. Clear 6" bevel siding for outside walls and White Pine or Spruce for outside trim.

Check Rail Windows—24x24" 2 lights, glazed and with spring bolts. Clear 6" base and shoe for interior trim. Inside doors 2' 6" x 6' 8" White Pine with two Fir panels. Front and rear doors No. 1 White Pine glazed. Two coats of paint for outside walls and stain and varnish for interior trim. All necessary hardware is Sargent grade throughout. Doors are not furnished for closets in single construction.

Double Construction—Same as above and in addition includes sheathing lumber and building paper to be laid under the outside siding. Also subfloor and building paper to be laid under the finish floor. Sash locks, lifts, weights and cord for all double sliding windows. Doors are furnished for all inside openings. Plans reversed without charge.





THE WOODLAWN "A"

THE WOODLAWN

THIS Home was especially designed in answer to a demand for a home like our Lawndale that would cost a little less for materials and erection. By eliminating some of the things that are purely ornamental, such as the front entrance hood, flower boxes, French doors, etc., we have accomplished this in the Woodlawn. Still a decidedly attractive home is the result.

Study the floor plans offered. See the wonderful possibilities of a decidedly attractive interior with a large living room, and bedrooms conveniently located as to living room and bath. Economy is the keynote as it is possible to build at a low cost now and add to it later on. In the list of options you will find the price of the various extras so that you may include such items as you would like. Should you desire we can give either of these floor plans with our regular Lawndale home.

SPECIFICATIONS

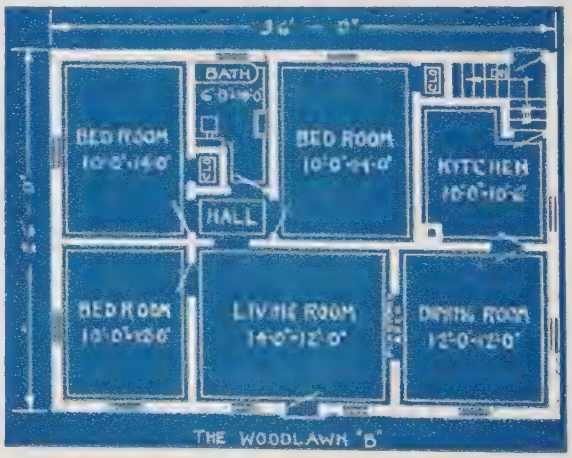
Double Construction—Size 36x26 ft. Ceiling height 8'-6". Wall plates 2x6. Sills 6x6, floor joists 2x8 on 16-inch centers. 3¼ inch face clear, tongue and groove flooring. Studding and ceiling joists 2x4 on 16-inch centers. Rafters 2x4 on 24-inch centers with 8" sheathing boards laid tight for slate surfaced roll roofing. 8" sub-floor and sheathing with building paper to be used under the finish floor and outside walls. 18" clear Red Cedar shingles exposed 8" to weather. White pine or Spruce outside trim.

Check Rail Windows: 24x24 inches, 2 lights as shown, glazed. Clear 6" base and shoe for interior trim. Inside doors 2'-6" x 6'-8" White Pine with two Fir panels. Front and rear doors No. 1 White Pine glazed. Two coats of paint for outside walls together with stain and varnish for interior trim. All necessary hardware is Sargent grade throughout including sash weights, locks, lifts, pulleys and cord for all double sliding windows. Doors are furnished for all inside openings.

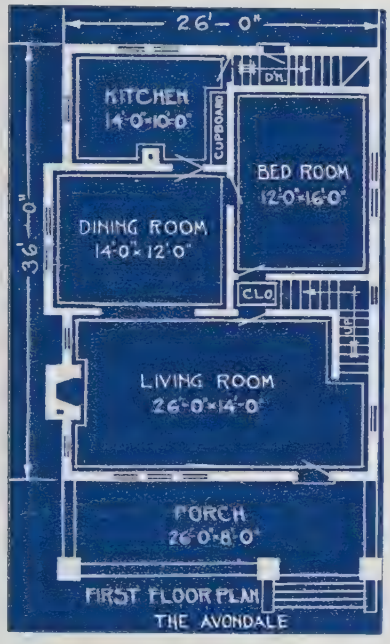
Single Construction: Same as above, except we omit sub-floor, wall sheathing and building paper, substituting 6" bevel siding for shingles and spring bolts for windows instead of sash weights, cord and locks. No closet doors are furnished in single construction. Plans reversed without charge.

PRICE ONLY **$958** FREIGHT PAID

Single Construction	$ 958.00
Double Construction	1140.00
Pergola Porch Extra	71.00
Asphalt Shingles instead of Roofing	54.00
Sheetrock instead of Lath	91.80
French Doors between Living and Dining Room	28.00
Oak Floors in Living and Dining Room	46.10



THE WOODLAWN "B"



THE AVONDALE

THIS is a Home of Character and Refinement. A most convenient home plan, embodying both sound construction and economy.

A Style characteristically its own predominates throughout this home. Our high quality materials show the Avondale up to decided advantage and radiates a feeling of permanence. Reversing siding and using stain on rough side instead of paint gives an added pleasing effect. Sterling materials cost you no more, and so why build of knotty, shaky and unseasoned lumber? Sterling Material means lasting Satisfaction and Lower Cost. In every case our prices include Porch.

Peninsular Pure Pigment Paints furnished for all Sterling Homes. This paint means extra long life, and color value to your home. Plans reversed FREE.

PRICE ONLY **$1897** FREIGHT PAID

OPTIONS

Single Construction	$1897.00
Double Construction	2088.00
Clear Oak Floors L. R. and D. R.	39.75
Oak Trim L. R. and D. R.	107.25
Sheetrock Instead of Lath	188.00
Johns-Manville Asphalt Shingles	47.85

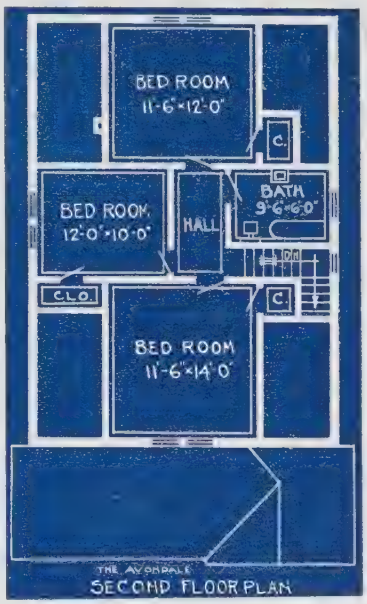
SPECIFICATIONS

26' x 36'

Double Construction: First floor ceiling height 8' 6". Second floor 8'0". Sills 6 x 8. First and second floor joist 2 x 8. Porch joist 2 x 6. Rafters 2 x 4. Studding and ceiling joist 2 x 4 on 16" centers. 1 x 3" bridging. 8" sheathing and sub-floor. All No.1 well seasoned stock. Lath furnished. 16" thick clear Red Cedar shingles for roof. All outside finish White Pine or Cypress. All door and window frames cut to fit and bundled. Front and rear doors and windows glazed with crystal clear glass. Kitchen cabinet is furnished. Clear Red Cedar Siding is used for sidewalls with clear Red Cedar shingles furnished for the gables and dormers. Interior Trim is clear, beautifully grained Southern Pine, well sanded, ready for finish. Two member 8" base board. Shoe being separate.

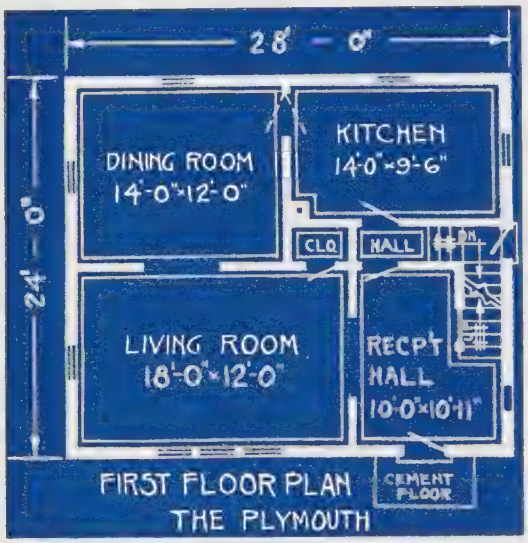
Hardware, Etc.: **Sargent** hardware for the complete house including base knobs, lock sets, butts, sash locks, all size nails, closet hooks, gutters, downspouts, flashings, etc. THREE full coats of paint for outside walls and trim. TWO coats of varnish for inside finish and floors.

Single Construction: Same as above, except that we omit sub-floor, wall sheathing and building paper. Furnish 3-ply Slate Surfaced Roll Roofing. Two coats of paint. No closet doors nor kitchen cabinet. Spring bolts for windows instead of sash weights, cord, locks and lifts.



THE PLYMOUTH

This Type of American Home Well Deserves its Popularity



FIRST FLOOR PLAN
THE PLYMOUTH

PRICE ONLY **$1348** FREIGHT PAID

OPTIONS

Single Construction	$1348.00
Double Construction	1536.00
Clear Oak Floors in L. R., D. R. and Hall	36.90
Johns-Manville Asphalt Shingles	47.50
Sheetrock instead of Lath	148.30
8" instead of 6" Bevel Siding	16.50
Allow for omitting Shutters	12.00

OF the small homes which have been growing in popular favor during the last few years, none has a more promising future than the Dutch Colonial. The Plymouth with beautiful exterior walls of clear Red Cedar siding is a home to be admired. A wider bevel siding may be furnished as per Option. Note the "Gambrel" roof effect, a most distinguishing feature. The flower box and shutters, also front entrance, give additional charm.

Quality and deep everlasting beauty have been built well into this popular Sterling Home. Plans reversed FREE. Please note first floor ceiling height is 8' 6". Price Low As Usual.

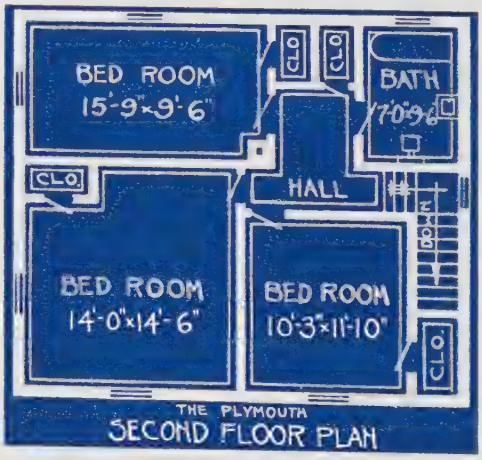
SPECIFICATIONS

28' x 24'

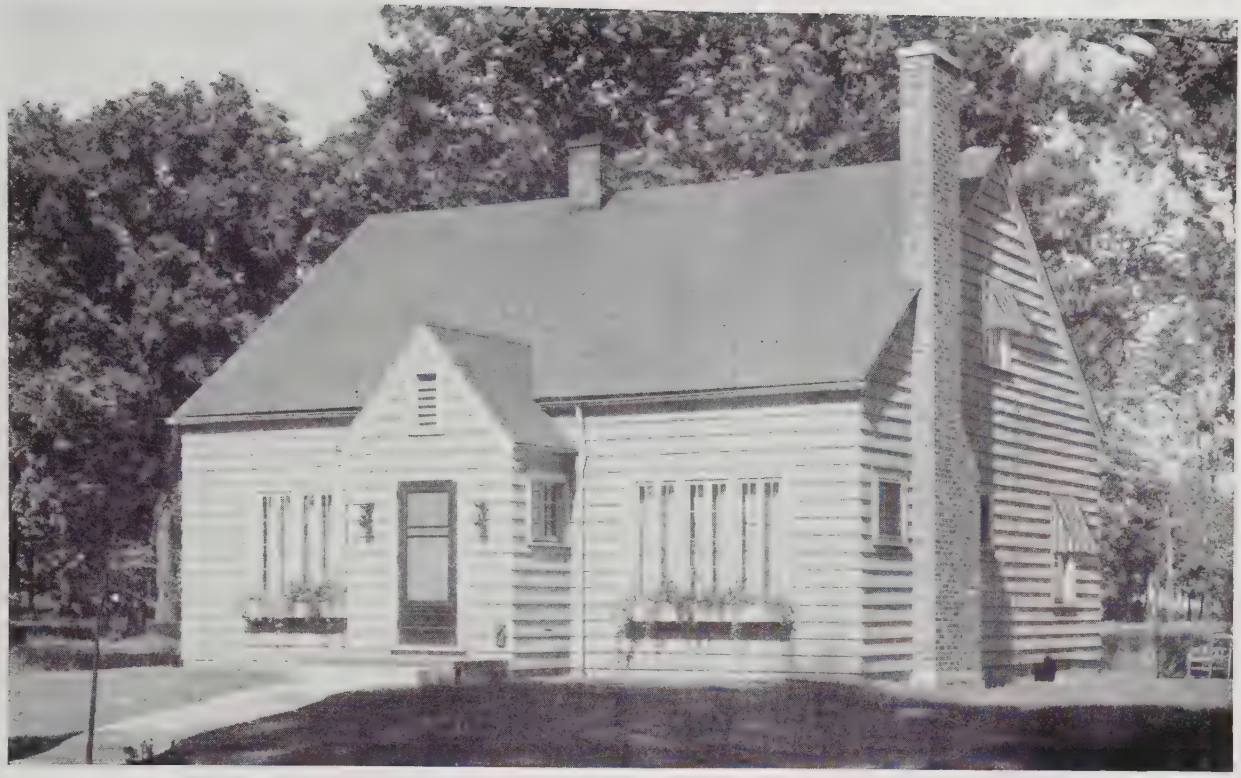
Double Construction: First floor ceiling height 8' 6". Second floor 8' 0". Sills 6 x 8. First and second floor joists 2 x 8. Studding and ceiling joists 2 x 4 on 16" centers. 1 x 3" bridging. 8" sheathing and sub-floor. Clear Red Cedar Siding furnished. All No. 1 well seasoned stock. Lath furnished. 16" thick clear Red Cedar shingles for roof. All outside finish White Pine or Cypress. All door and window frames cut-to-fit and bundled. Front and side doors and windows are glazed with crystal clear glass. Flower box and shutters furnished. Interior Trim is clear, beautifully grained Southern Pine well sanded, ready for finish. Two member 8" base board. Shoe being separate.

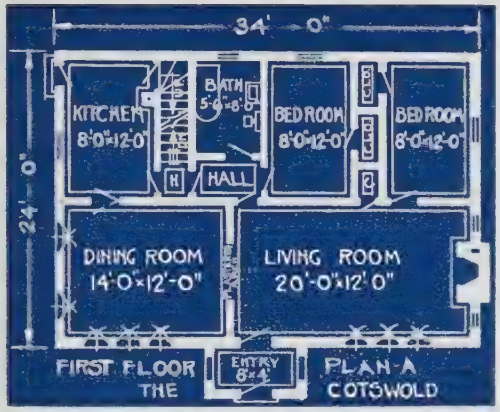
Hardware, Etc.: Sargent hardware for the complete house including base knobs, lock sets, butts, sash locks, all size nails, closet hooks, gutters, downspouts, flashings, etc. THREE full coats of paint for outside walls and trim. Two coats of varnish for inside finish and floors.

Single Construction: Same as above, except that we omit sub-floor, wall sheathing and building paper. Furnish 3-ply Slate Surfaced Roll Roofing. Two coats of paint. No closet doors nor shutters. Spring Bolts for windows instead of sash weights, cord, locks and lifts.



THE PLYMOUTH
SECOND FLOOR PLAN





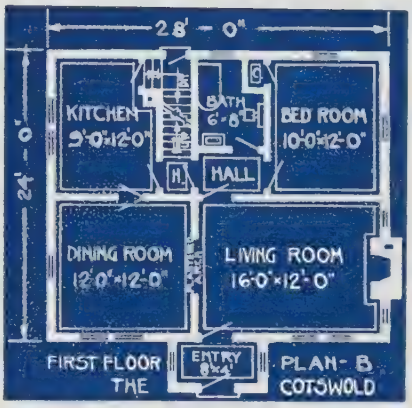
COTSWOLD

A Quality Home Top to Bottom

Our Low Price we hope will enable you to build this lovely and very popular home. Our low price can be still further reduced by the use of shingles for the outside walls like on the Chevy Chase. Or at a slight additional cost as per Options, a beautiful 8" clear Red Cedar Siding is furnished for outside walls instead of the regular 6". The fireplace can be omitted if desired and the home look equally as well.

Roominess is an attractive feature of this home. You are not cramped for space here. We have received many compliments on the Cotswold. It has met with widespread approval, and you can well be proud as the owner. Two extra bedrooms can be added anytime on second floor of plan A same as in plan B.

Sterling Highest Quality lumber and other material furnished in spite of the Low Price. Plans reversed FREE.



PRICE ONLY **$1208** FREIGHT PAID

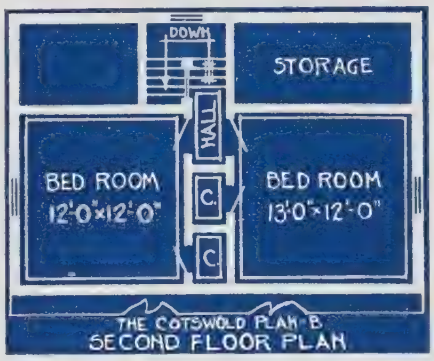
OPTIONS

	Plan A	Plan B
Single Construction	$1236.00	$1208.00
Double Construction	1348.00	1341.00
Clear Oak Floors L. R. and D. R.	33.00	27.60
Johns-Manville Asphalt Shingles	24.80	24.10
Sheetrock instead of Lath	119.20	130.60
Deduct if use Shingles instead of Siding on Side Walls	42.22	45.50
For 8" instead of 6" Bevel Siding	30.74	33.10

SPECIFICATIONS

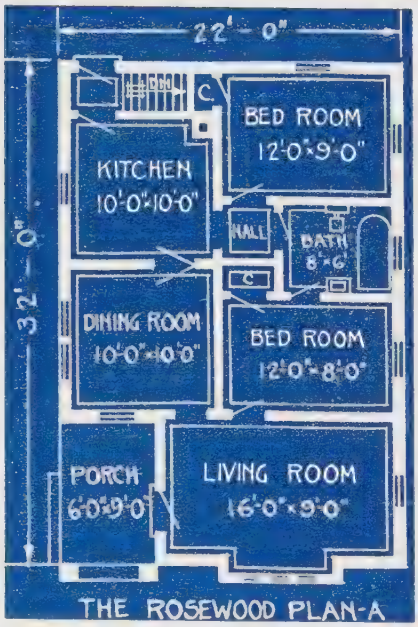
34' x 24' and 28' x 24'

Double Construction: First floor ceiling height 8'6". Second floor 8'0". Sills 6 x 8. First and second floor joists 2 x 8. Rafters 2 x 4. Studding and ceiling joists 2 x 4 on 16" centers. 1 x 3" bridging. 8" sheathing and sub-floor. All No. 1 well seasoned stock. Lath furnished. 16" thick clear Red Cedar shingles for roof. Clear Red Cedar Siding furnished for sidewalls. All outside finish White Pine or Cypress. All door and window frames cut to fit and bundled. Front and rear doors and windows are glazed with crystal clear glass. Flower Boxes furnished. Interior Trim is clear, beautifully grained Southern Pine, well sanded, and ready for finish. Two member 8" base board. Shoe being separate.



Hardware, Etc.: **Sargent** hardware for the complete house including base knobs, lock sets, butts, sash locks, all size nails, closet hooks, gutters, downspouts, flashing, etc. THREE full coats of paint for outside walls and trim. TWO coats of varnish for inside finish and floors.

Single Construction: Same as above, except that we omit sub-floor, wall sheathing and building paper and flower box. Furnish 3-ply Slate Surfaced Roll Roofing. Two coats of paint. No closet doors. Spring bolts for windows instead of sash weights, cord, locks and lifts.



THE ROSEWOOD PLAN-A

PRICE ONLY **$896** FREIGHT PAID

	Plan A	Plan B
Single Construction	$896.00	$993.00
Double Construction	994.00	1088.00
Clear Oak Floors L. R. and D. R.	18.30	21.75
Johns-Manville Asphalt Shingles	39.75	47.50
Sheetrock instead of Lath	79.80	124.20
Extra for Pergola over Drive	64.00	64.00
8" instead of 6" Bevel Siding	12.80	16.40
Deduct if use Shingles instead of Siding on Side-walls	18.60	21.40

THE ROSEWOOD

Beauty Character Low Price

This home has real architectural distinction. Here again may be used our clear wide 8" Cedar Siding adding to the already exceptional beauty of this popular Home. Charming color combinations are also possible here.

The Pergola over the drive adds a very pleasing effect and is furnished at but a small extra cost. The Rosewood, like all other Sterling Homes, embodies Quality through and through, both in and out.

The Roof and Entrance Treatment employed by Sterling System are always unusual, impressive and permanently beautiful. The Rosewood is a fine example. No need now for you to build with cheap, poorly seasoned inferior lumber when Sterling Quality Lumber actually Costs you Less. Plans reversed FREE.

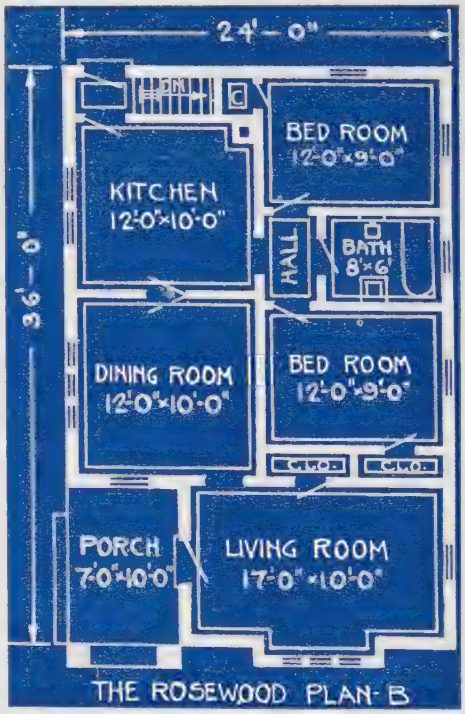
SPECIFICATIONS

22' x 32' and 24' x 36'

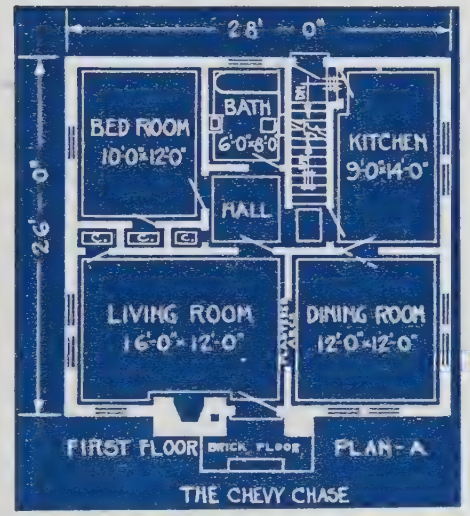
Double Construction: Ceiling height 8' 6". Sills 6 x 8. Floor joists 2 x 8. Rafters 2 x 4. Studding and ceiling joists 2 x 4 on 16" centers. 1 x 3" bridging. 8" Sheathing and sub-floor. All No. 1 well seasoned stock. Lath furnished. 16" thick clear Red Cedar Shingles for roof. All outside finish White Pine or Cypress. All door and window frames cut to fit and bundled. Front and rear doors and windows are glazed with crystal clear glass. Clear Red Cedar Bevel Siding furnished. Interior Trim is clear beautifully grained Southern Pine, well sanded ready for finish. Two member 8" base board. Shoe being separate.

Hardware, Etc.: **Sargent** hardware for the complete house including base knobs, lock sets, butts, sash locks, all nails, closet hooks, gutters and down spouts, flashings, etc. THREE full coats of paint for outside walls and trim. TWO coats of varnish for inside finish and floors.

Single Construction: Same as Double, except that we omit sub-floor, wall sheathing and building paper. Furnish 3-ply Slate Surfaced Roll Roofing. Two coats of paint, no closet doors. Spring bolts for windows instead of sash weights, cord, locks and lifts.



THE ROSEWOOD PLAN-B



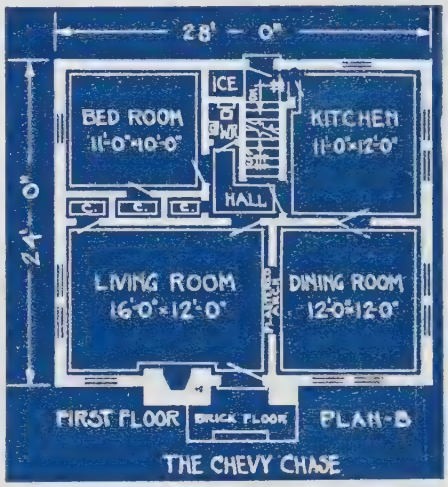
CHEVY CHASE

Extra Beauty Without One Penny Extra Cost

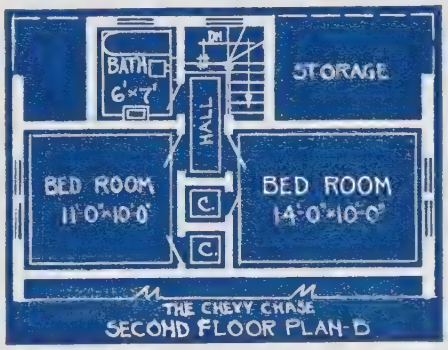
Isn't this home a Beauty? Think of the possibilities as to color combinations. Side walls of heavy clear Red Cedar Shingles may be stained almost any color of a beautiful rainbow.

This style of home looks unusually well with shingled sidewalls. The entrance, we feel, is worthy of special mention and is sure to be appreciated.

The fireplace arrangement and chimney can be omitted without marring in any manner the beauty of the home. Some prefer the fireplace while others do not. Here again Sterling High Quality Material is sure to please you. Our price is Low. Plans reversed FREE.



The second floor bedrooms in plan A are same as plan B.



PRICE ONLY **$1194** FREIGHT PAID

OPTIONS

	Plan A	Plan B
Single Construction	$1218.00	$1194.00
Double Construction	1398.00	1389.00
Clear Oak Floors L. R. and D.R.	25.20	25.20
Oak Trim L. R. and D. R.	44.10	44.10
Johns-Manville Asphalt Shingles	26.30	24.80
Sheetrock instead of Lath	133.25	131.80
Siding instead of Shingles for Sidewalls.	44.10	42.30

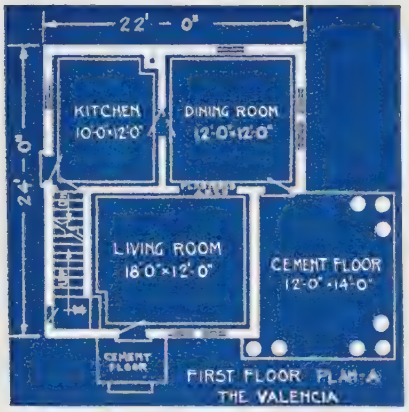
SPECIFICATIONS

28' x 24' and 28' x 26'

Double Construction: First floor ceiling height 8' 6". Second floor 8'0". Sills 6 x 8. First and second floor joist 2 x 8. Rafters 2 x 4. Studding and ceiling joists 2 x 4 on 16" centers. 1 x 3" bridging. 8" sheathing and sub-floor. Lath furnished. 16" thick clear Red Cedar shingles for the roof. Clear Red Cedar Shingles are also furnished for the side walls. TWO heavy brush coats of stain are furnished for the outside walls. TWO coats of varnish for inside finish and floors

Hardware, Etc.: Specifications same as in Cotswold.

Single Construction: Specifications same as for Cotswold, except that siding is furnished for side walls instead of shingles.

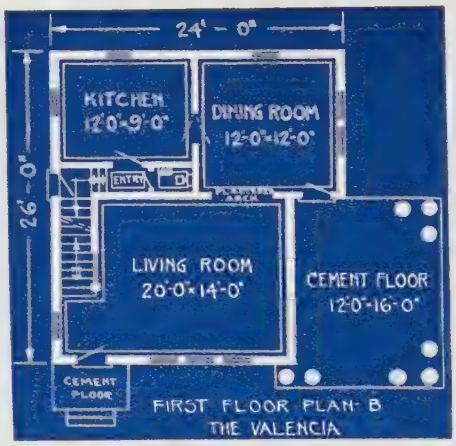


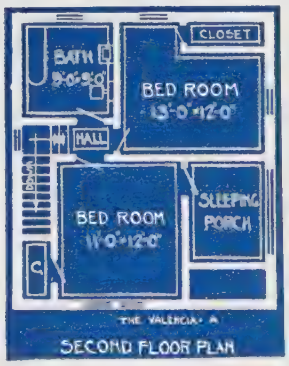
VALENCIA

A Home of Rare Charm

THERE'S no necessity nowadays to live in an old shabby house without the modern comforts and conveniences of a present day home. Permanent satisfaction in a home is what is sought by all home owners and it is found by those who look beneath the surface when they buy or build a home. Novelties of design and small details of construction incorporated in the Valencia make this a distinctively Modern Type Home.

You will also like the Pergola Porch with its French door. Some prefer the porch floor of wood while others want cement. Plans reversed FREE.





SPECIFICATIONS

22' x 24' and 24' x 26'

Double Construction: First floor ceiling height 8' 6". Second floor 8' 0". Sills 6 x 8. First and second floor joist 2 x 8. Rafters 2 x 4. Studding and ceiling joists 2 x 4 on 16" centers. 1 x 3" bridging. 8" sheathing and sub-floor. Lath furnished. 16" thick clear red Cedar Shingles for roof. Clear Red Cedar Siding for side walls. Outside finish White Pine or Cypress. Flower box furnished. THREE coats of paint for outside walls and trim. TWO coats of varnish for inside finish and floors.

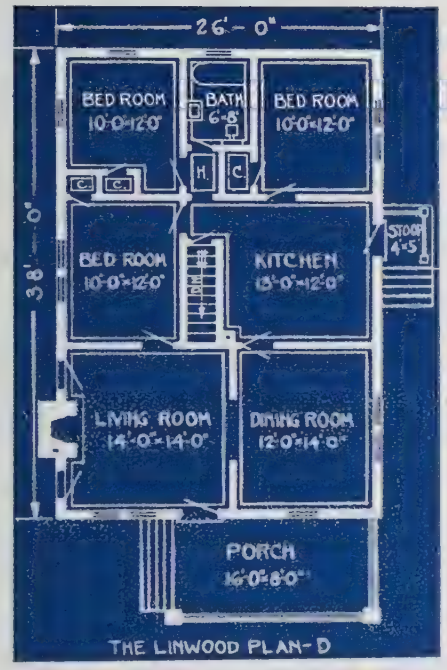
Hardware, Etc.: Same as in Cotswold.

Single Construction: Same as double, except that we omit sub floor, wall sheathing and building paper. Furnish 3-ply Slate Surfaced Roll Roofing. Two coats of paint. No closet doors, nor flower box. Spring bolts for windows instead of sash weights, cord, locks and lifts.

PRICE ONLY **$1238** FREIGHT PAID

OPTIONS

	Plan A	Plan B
Single Construction	$1238.00	$1446.00
Double Construction	1368.00	1595.00
Clear Oak Floors, L. R. and D. R.	23.40	31.80
Johns-Manville Asphalt Shingles	24.46	26.90
Sheetrock instead of Lath	97.19	123.60
Extra for Side Porch, Floor of Wood	23.90	26.25



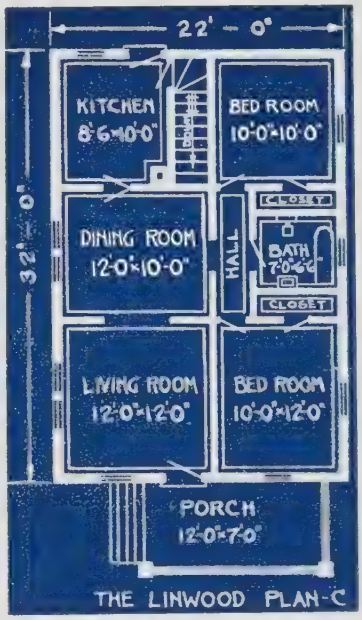
THE LINWOOD PLAN-D

THE LINWOOD

Compact, Convenient, Attractive, Low Cost

A HOME of such neat design as this one will look well anywhere. Housework is lightened where all rooms are located on one floor. Note: You can use the Linwood floor plan with the home shown below in the "Insert" if you wish and at No Extra Cost.

There is no building material made that is as perfectly suited to the new style trend as our Clear Red Cedar Beveled Siding furnished for this splendid home. By putting the rough side of siding to the weather and use stain instead of paint, a very artistic color effect is obtained. Quality lumber all the way through is our Motto. This popular Home has a wonderful and most comfortable floor plan. Porches Are Always Included In Our Prices.



THE LINWOOD PLAN-C

PRICE ONLY **$916** FREIGHT PAID

OPTIONS

	Plan C	Plan D
Single Construction	$916.00	$1258.00
Double Construction	1028.00	1394.00
Johns-Manville Asphalt Shingles	24.14	45.50
Sheetrock instead of Lath	102.00	177.70
Clear Oak Floors L. R. and D. R.	19.80	27.30
Oak Trim L. R. and D. R.	46.88	59.40

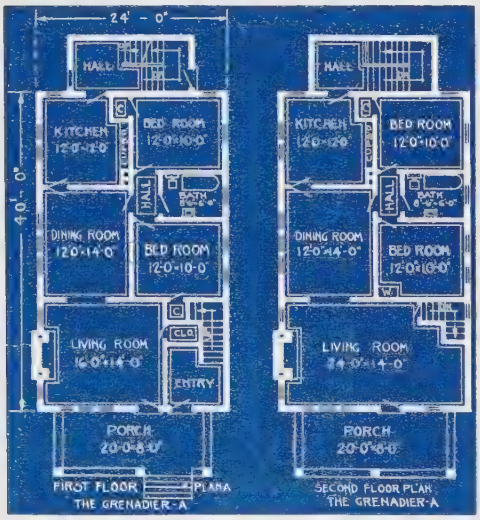
SPECIFICATIONS

22' x 32' and 26' x 38'

Double Construction: Ceiling height 8' 6". Sills 6x8. Floor joist 2x8. Porch joist 2x6. Rafters 2x6. Studding and ceiling joists 2x4 on 16" centers. 1x3" bridging. 8" sheathing and sub floor. All No. 1 well seasoned stock. Lath furnished. 16" heavy clear red Cedar Shingles for roof. All outside finish White Pine or Cypress. All door and window frames cut-to-fit and bundled. Front and rear doors and windows glazed with crystal clear glass. Flower box furnished. Interior Trim is clear beautifully grained Southern Pine, well sanded, ready for finish. Two member 8" base board. Shoe being separate.

Hardware, Etc.: **Sargent** hardware for the complete house including base knobs, lock sets, butts, sash locks, all size nails, closet hooks, gutters, downspouts, flashings, etc. THREE full coats of paint for outside walls and trim. TWO coats of varnish for inside finish and floors.

Single Construction: Same as in Valencia.



THE GRENADIER (duplex)

A Real Money Maker

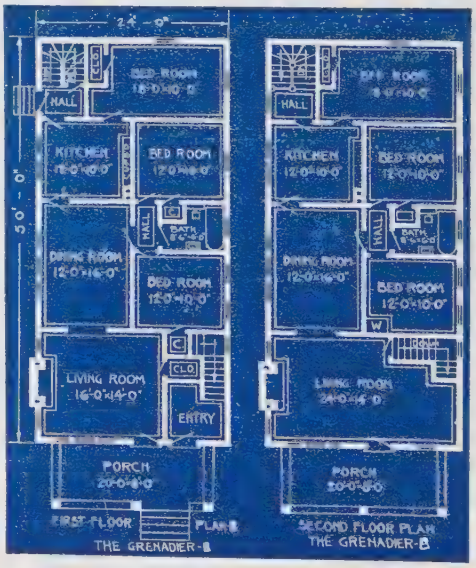
HERE you have two complete homes in one. A popular combination of siding and shingles is used for the side walls. Each apartment has its own private and comfortable porch.

You could have these apartments rented long before the home is completed. The interior is most comfortably arranged. There is no waste space. Your investment is absolutely safe here and is certain to bring you good returns. Your tenants will find the beautiful Grenadier Duplex Home ideal in every respect.

We have given very careful thought to the designing of this Duplex Home and we challenge you to find more for your money in a two-family home.

Plans reversed FREE.

No extra charge for porches.



SPECIFICATIONS

24'x40' and 24'x50'

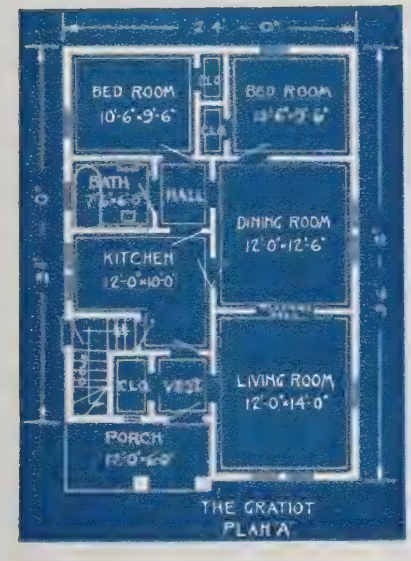
Double Construction: First and second floor ceiling height 8' 6". First and second floor joists 2 x 8. Porch joist 2 x 6. Rafters 2 x 4. Studding and ceiling joist 2 x 4 on 16" centers. 1 x 3" bridging. 8" sheathing and sub-floor. Lath furnished. 16" thick clear Red Cedar shingles for roof. Clear Red Cedar siding furnished up to belt. Clear Red Cedar shingles furnished above belt and around porches as shown.

Hardware, Etc.: Sargent hardware furnished throughout the home. THREE full coats of paint for outside siding and trim. Two brush coats of stain for wall and porch shingles. Two coats of varnish furnished for inside finish and floors. Gutters and down spouts included. Kitchen cabinets and wardrobes included.

PRICE ONLY **$2696** FREIGHT PAID

OPTIONS

	Plan A	Plan B
Double Construction	$2696.00	$2988.00
Clear Oak Floors Living Room and Dining Room	54.60	72.80
Oak Trim Living Room and Dining Room	65.60	68.00
Johns-Manville Asphalt Shingles	47.00	53.30
Sheetrock instead of Lath	262.00	338.00



PRICE ONLY **$839** FREIGHT PAID

OPTIONS	Plan "A"	Plan "B"
Single Construction.....	$ 918.00	$839.00
Double Construction.....	1024.00	941.00
Sheetrock instead of Lath.....	126.20	117.10
Siding instead of Shingles.....	21.40	19.50
Oak Floors for Living and Dining Rooms.....	34.80	24.00
Wood Shingles for Roof deduct.....	15.00	13.80
Asphalt Shingles.....	44.00	39.55

THE GRATIOT

HERE is a dandy—absolutely the latest thing in small house construction. This home was selected from a group of one hundred modern bungalows, as being the most attractive and following our desire for simplicity. Practical folks want practical homes. They want homes designed by an architect who knows his business, homes of class, built just as a man of wealth would build a mansion, but on a smaller scale. In other words, they want a fine small home, planned right, built right and at the right price—something they will be truly proud to own. The Gratiot gives all this.

The real beauty of the exterior is obtained by the use of the wide spaced cedar shingles on the side walls and the narrow eave projection with just a little trimming by way of shutters on the front windows, flower box and ventilators in the gables.

With the two plans shown you have a choice that gives every convenience necessary and takes advantage of every inch of floor space without waste. Notice particularly the spacious closets in each room. The vestibule entrance at the front door and treatment of the porch give an atmosphere hard to duplicate in the small home.

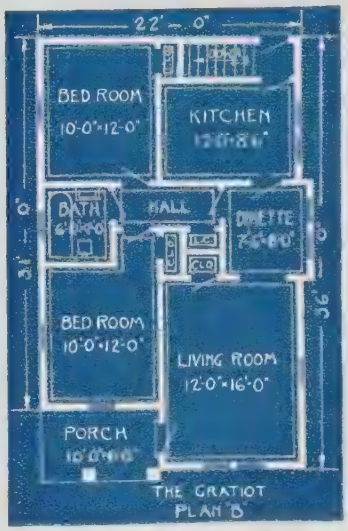
Plans reversed without charge.

SPECIFICATIONS

Double Construction: Size 24x36 ft. Ceiling height, 8'-6". Sills 6x8. Joists, 2x8 on 16" centers. 1x3 bridging, 8" sub-floor. Studding ceiling joists, rafters and plates 2x4". Studding and ceiling joists on 16" centers, all No. 1 well seasoned stock. 18" clear Red Cedar shingles for side walls to be laid 8" to weather. Slate surfaced roll roofing on roof. All outside finish White Pine or Cypress, these woods being best known to withstand alternating dry and wet weather. All door and window frames cut-to-fit and bundled. Front and rear doors and windows are glazed with crystal clear glass.

Interior Trim is clear—beautifully grained Southern Pine, well sanded, ready for finish. Two-member base board, shoe being separate so as to scribe to floor. Sargent hardware for the complete house including base knobs, locksets, hinges, sash locks, all size nails, closet hooks, gutters, downspouts, etc. Full supply of paint for outside walls and trim with the varnish and stain for inside floors and trim.

Single Construction: Same as above, except that we omit sub-floor, wall sheathing and building paper, substituting bevel siding for side wall shingles and spring bolts for windows instead of sash weights, cord and locks.



THE SPECIAL FARM HOME

Designed by Sterling — Planned by 40,000 Farmers

SPECIFICATIONS

Double Construction—Size 36x46 ft. Ceiling height, 1st floor, 8′-6″, 2nd floor, 8′-0″. Wall plates, 2x6″. Center sills, 6x8″, floor joists, 2x8″, 1x3 bridging. 8″ sub-floor both 1st and 2nd floors, all No. 1 well-seasoned stock. Clear fir or pine tongue and groove finish flooring.

Ceiling Joists and studs 2x4 on 16″ centers. Rafters 2x6″. Lath regularly furnished for lining inside walls and ceilings. Sheetrock as priced in options. 8″ sheathing and roof boards. Extra clear Red Cedar shingles for roof. 18″ Cedar shingles on side walls to be laid 8″ to weather.

Check Rail Windows two lights as shown glazed and with necessary hardware. Clear, two-member interior trim, carefully sanded and ready for finish. All inside doors are 1⅜″ white pine with fir panels, mortised for locksets. The door between the kitchen and dining room is equipped with a double acting floor hinge. Front doors 1¾″ thick as shown, glazed with crystal clear glass. Rear door glazed with one light 3 cross panels below.

Hardware for complete building, including Sargent locksets, hinges, sash locks, lifts, weights and cord. All size nails, base knobs, closet hooks, insulating paper, tin roofing for porch and dormer, flashing, gutters, downspouts, etc.

The Furnace priced in the options is piped hot air guaranteed to be of sufficient size to heat the house and includes all piping, elbows, registers, etc. The plumbing is Kohler of Kohler fixtures and includes kitchen sink, wash room sink, lavatory, tub and closet in bath room, a two-tub laundry tray, range boiler and all necessary roughing-in together with a septic tank of sufficient size to care for a family of six.

Wiring includes all wire, cable switches, switch boxes, meter board and switch with insulators and loom. (No fixtures.)

The Buffet is a beautiful piece of furniture, well made and has a slide in the back, opening into the kitchen so that food and dishes can be passed through.

The Last Three Items are priced separately in the options so as to enable you to decide whether or not you wish these included with your order.

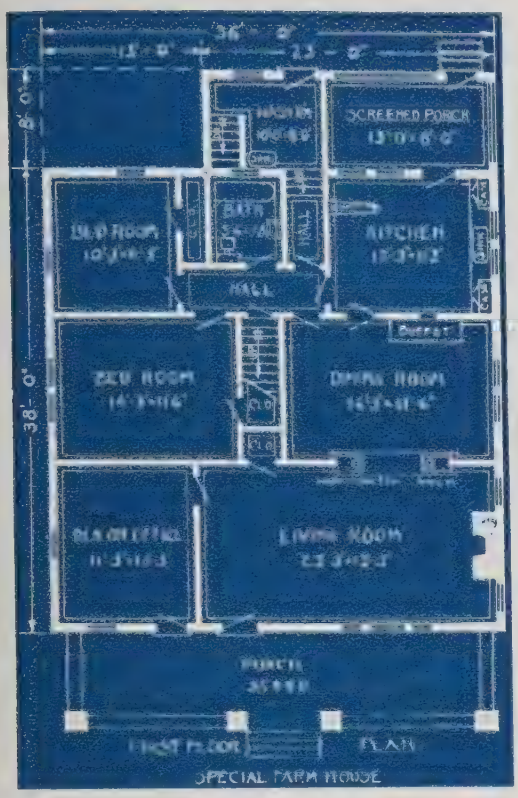
PRICE ONLY **$2467** FREIGHT PAID

OPTIONS

Cupboard	$117.00
Bookcase Arch	75.00
Buffet	75.00
Ironing Board	12.00
Medicine Cabinet	8.00
Asphalt Shingles	69.00
Oak trim living and dining room including Buffet and Arch	160.00
French Doors for arch opening	$ 36.00
Furnace complete with pipe and registers	218.00
Plumbing complete with rough piping and Septic Tank	302.00
Wiring, switches and loom (no fixtures)	50.00
Sheetrock instead of lath	229.61
Oak floors living and dining room	52.00
Siding instead of sidewall shingles	32.00

House complete with cupboards, buffet, ironing board, medicine cabinet, furnace and piping, plumbing and wiring $3324.00

If only one front door is wanted deduct 26.00



THE FARM HOUSE

REALIZING that a Farm Home—something that is really a practical Farm Home—would demand much careful thought, we decided to go to the Farmer and find out exactly what the requirements might be.

Forty thousand farm housewives were interviewed—each was asked what her ideal home would be and the answers carefully noted. The surprising thing was the similarity of their ideas—so much so that we found one plan would embrace all of the outstanding suggestions, at the same time making it possible for changes to suit individual requirements and taste.

The first choice was a bungalow while second came the one and a half story home, with little or no call for a two-story house. Our Farm Home, therefore, is a combination of the first two—a complete bungalow on one floor with two additional rooms on the second.

The kitchen seemed to be of first importance—size, cupboards, location of sink, windows, etc. It should be large enough for a comfortable working place, yet small enough to save many extra steps in the performance of their duties. Our kitchen is so designed, including the extra features, but priced separately so they can be ordered or omitted.

We were informed that the kitchen was not a dining room and that Mrs. Housewife preferred to use the dining room for this purpose, also that she did not want the men tramping through her kitchen on their way into the house from the fields. This feature is very nicely handled by a rear hall from the washroom giving access to any part of the house without going through the kitchen.

We have provided a dining room sufficiently large to take care of the extra men to be fed at Harvest time using a colonnade arch to separate this room from the living room, although French doors may be substituted at the price quoted in the options.

A cozy living room was much in demand, and as a great deal of entertaining is done, it should be large as well. Our living room fulfills this requirement. The open fireplace gives the finishing touch for complete comfort.

Mr. Farmer being a business man, must have his office, or den, so situated that it is entirely separate from the house with its own private outside entrance. This extra front door, however, may be omitted, should you prefer, and allowance given as quoted in the options on the opposite page.

The only request as to bedrooms was that they be light and airy—also have spacious closets. The floor plan shows that this has been well taken care of.

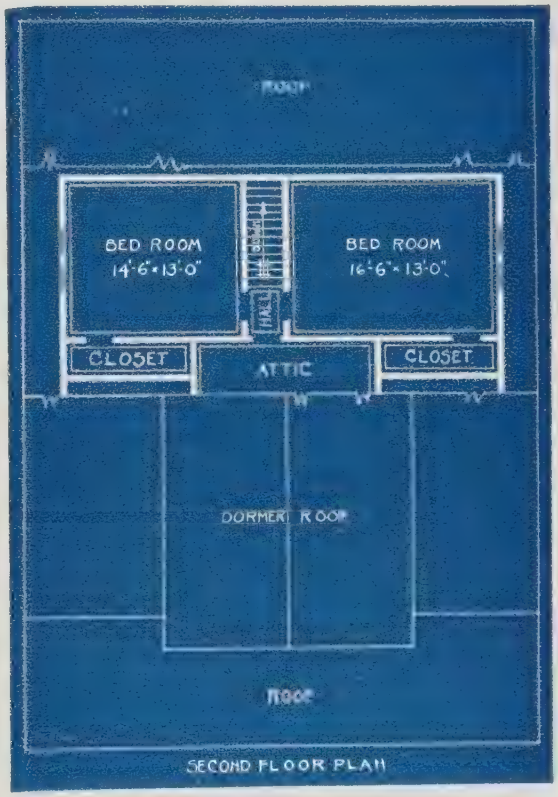
There was a great difference of opinion as to where the laundry should be located and so we have omitted any mention of a suggestion although we include the laundry trays in the plumbing price given.

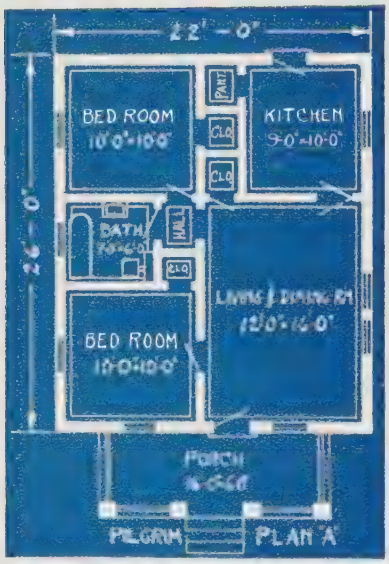
Mrs. Farmer did not have so much to say about the construction and exterior, but the man of the house had some very definite ideas in this respect. Sound construction is essential so as to withstand high winds and the elements so we provided the extra bracing.

The building should be as fire-proof as possible, so the fire-stops, asphalt shingles and sheetrock are a great aid toward this.

A decided preference for wood shingles on the side walls was noticeable owing to the fact that they required less attention. Our home is shown with shingles, but the price of siding is also given.

Owing to the fact that it is sometimes difficult for a Farmer to get all of the supplies to completely erect his home, we have included in the options a piped hot air furnace, all plumbing, septic tank and electrical wiring so that you may select those you have need for to come with your home.





THE PILGRIM

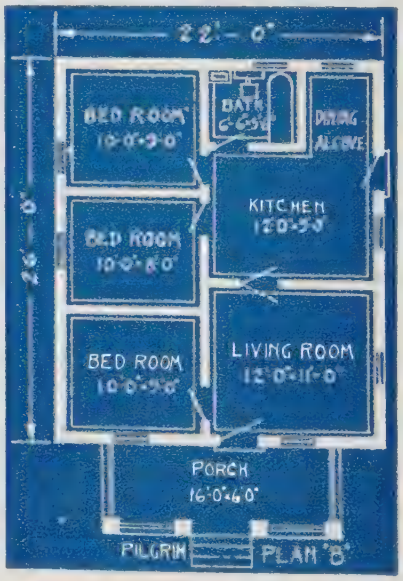
HERE is another very popular home at a price which commands attention. In the floor plans offered in connection with the Pilgrim, you will find a more complete home, a more satisfactory arrangement than has ever been submitted in a home of this size and price.

Again we adopt the very latest by combining the living and dining rooms in the plan A, which in a small home is easier to arrange than two small rooms and yet gives sufficient space to serve both purposes.

Notice that in the bedrooms there is spacious closet room and that the bedrooms themselves give ample space for the average furniture used. In short, there is not one single inch of waste floor space in this home which means that there is not a single dollar that will be spent unnecessarily.

The Plan "B" gives more bedrooms and a dining alcove so popular in the new houses being erected today.

The exterior treatment is obtained by using the long shingles with wide exposure lending a distinctive air not usually found in the smaller type home, and following our policy of offering the very newest in small home designs.



PRICE ONLY **$681** FREIGHT PAID

OPTIONS

Single Construction	$681.00
Double Construction	756.00
Asphalt Shingles	24.85
Sheetrock instead of lath	61.15
Red cedar shingles for roof	12.70
Trellis and lattice as shown	9.25
No 2 Oak Floors L. R. & D. R.	N/C
If porch is not wanted deduct	45.00

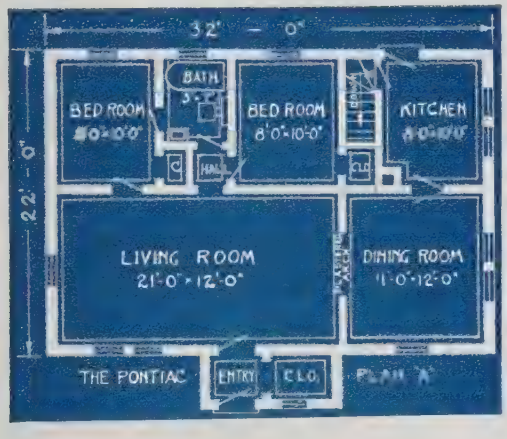
SPECIFICATIONS

Double Construction—Size 22x26 ft. Ceiling height 8'-6". Wall plates 2x6, sills 6x6, floor joists, 2x8 on 16-inch centers. 3¼" face clear, tongue and groove flooring. Rafters 2x4 on 24-inch centers. Studding and ceiling joists 2x4 on 16" centers with 8" sheathing board laid tight for slate surfaced roll roofing. 8" sub-floor and sheathing with building paper to be used under the finish floor and outside walls. 18" clear Red Cedar shingles exposed 8" to weather on side walls. White Pine or Spruce outside trim.

Check Rail Windows 24x24 inches, 2 lights as shown, glazed. Clear 6" base and shoe for interior trim. Inside doors 2'-6" x 6'-8" White Pine with two Fir panels. Front and rear doors No. 1 White Pine glazed. Two coats of paint for outside walls together with stain and varnish f or interior trim. All necessary hardware is Sargent grade throughout including sash weights, locks, lifts, pulleys and cord for all double sliding windows. Doors are furnished for all inside openings.

Single Construction—Same as above, except we omit sub-floor, wall sheathing and building paper, substituting 6" bevel siding for shingles and spring bolts for windows instead of sash weights, cord and locks. No closet doors are furnished in single construction. Plans reversed without charge.

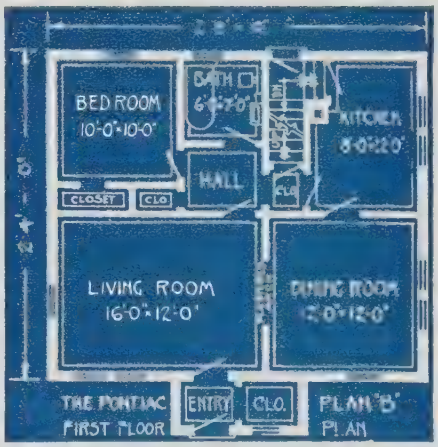
THE PONTIAC

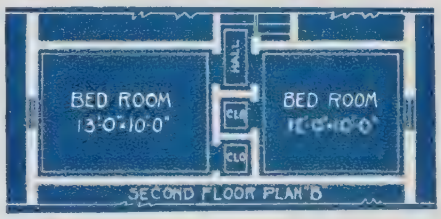


WE are adding to our already illustrious selection of Homes this distinctly new English Style. It is the results of our untiring efforts to build finer and better homes and to give Sterling Home Owners better quality and greater value in construction and design.

The Pontiac is truly ultra modern and we were surprised ourselves to realize just what could be done in small home construction and we ask that you make a careful study of the house and floor plans. Does it not impress you as a home worth many times the price we ask? Notice the front entrance and the projected gable roof ends and the rich appearance obtained.

The room arrangement provides for everything necessary—a good sized, comfortable living room, with plenty of light and air. The dining room is large enough to take care of a full dining set. The bedrooms in this plan are not only of good size, but ample closet space is also provided in each, which is a very desirable feature.





SPECIFICATIONS

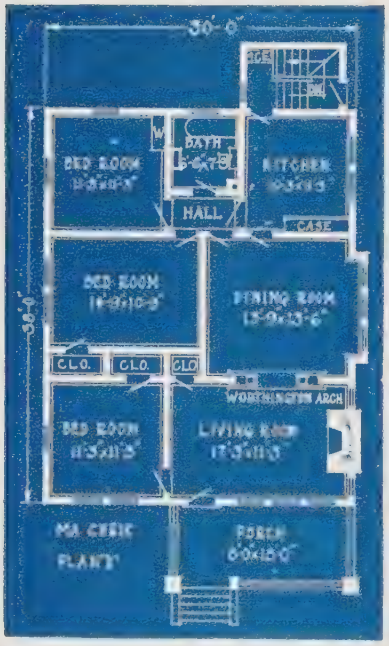
Double Construction: Ceiling heights, 1st floor, 8'-6", 2nd floor 8'-0". Sills 6x8. Joists, 1st and 2nd floors 2x8 on 16-inch centers. 1x3 bridging. 8" sub-floor. Studding, ceiling, joists, rafters and plates 2x4". Studding and ceiling joists on 16" centers, all No. 1 well-seasoned stock. 18" clear Red Cedar Shingles for side walls to be laid 8" to weather. 16" clear Red Cedar shingles for roof. All outside finish White Pine or Cypress, these woods being best known to withstand alternating dry and wet weather. All door and window frames cut-to-fit and bundled. Front and rear doors and windows glazed with crystal clear glass.

Interior Trim is clear—beautifully grained Southern Pine, well sanded, ready for finish. Two member base board, shoe being separate so as to scribe to floor. Sargent hardware for the complete house including base knobs, locksets, hinges, sash locks, all size nails, closet hooks, gutters, downspouts, etc. Full supply of paint for outside walls and trim with the varnish and stain for inside floors and trim.

Single Construction: Same as above, except that we omit sub-floor, wall sheathing and building paper, substituting bevel siding for side wall shingles and spring bolts for windows instead of sash weights, cord and locks. Plans reversed without charge.

PRICE ONLY **$1024** FREIGHT PAID

OPTIONS	Plan A	Plan B
Single Construction	$1024.00	$1196.00
Double Construction	1125.00	1328.00
Asphalt Shingles	26.50	26.30
Sheetrock instead of Lath	110.68	135.40
Oak Floors L. R. & D. R.	38.40	33.60
Oak Trim L. R. & D. R.	45.02	43.47
8" siding instead of shingles,	31.86	33.77



THE MA CHERIE

HERE is one of the finest bungalows we have ever designed. If you want a home that embodies good taste, convenience and economy, one of the two plans will help you solve your building problems. The plan "D" is the single floor bungalow as shown, while the plan "E" is exactly the same on the first floor, and provides two large bedrooms on the second floor.

These designs of Sterling creation are so striking in style and so perfect in outline that many architects have followed in the wake of their remarkable success. This is a compliment we appreciate.

An architect can only plan. He cannot select the material. He cannot trim, dress, mitre, cut, groove, sand, finish and completely manufacture the lumber to exact length, size and angle, so if Sterling plans are offered by another, just remember that no plan is a plan until it is *built*.

SPECIFICATIONS

Height of Ceiling—9 ft. Wall Plates 2 x 6 inches. Center Sills 6 x 8 inches.

Floor Joist—2 x 8 inches, **Studding, Ceiling Joists, Rafters** and **Plates** 2 x 4 inches, except hip and valley rafters which are 2 x 6 inches.

Joists—Studding and **Ceiling Joists** are on 16-inch centers. 8-inch Sheathing is furnished for sub-floors, side walls and roof boards.

Shingles—Extra Clear Red Cedar Shingles to lay 4½ inches to the weather on roof and 5½ inches on side walls.

Flooring—Tongued and grooved 2¼-inch or 3¼-inch Clear Yellow Pine or Fir.

Outside finish. White Pine or Cypress, these woods being known to withstand the elements best.

All outside door and window frames have **White Pine** casings and are accurately cut.

Interior Finish—We pride ourselves on the beautifully grained **Southern Pine** we furnish for interior trim. We sort the best looking grains, and it is all **clear**, Kiln-dried, well sanded, and will take a fine polish; 8-inch, two-member base is supplied, the shoe being separate so as to scribe to the floor.

Sash—All sash are 1⅜-inch, glazed with crystal clear glass.

Doors—Front door 1¾ inch thick, design as shown. Inside door 1⅜-inch **White Pine**, stiles and rails with 2 Fir panels, all mortised for lock sets and sanded for finish. Grade entrance door White Pine, glazed one-light, 3 cross panels.

Builder's Hardware—We furnish hardware for the **Complete House**, including **Sargent** lock sets, hinges, sash locks, lifts, weights and cord. All size nails, base knobs, closet hooks, insulating paper, tinwork, etc.

Built-in Features—Worthington bookcase arch, linen closet and kitchen cupboard.

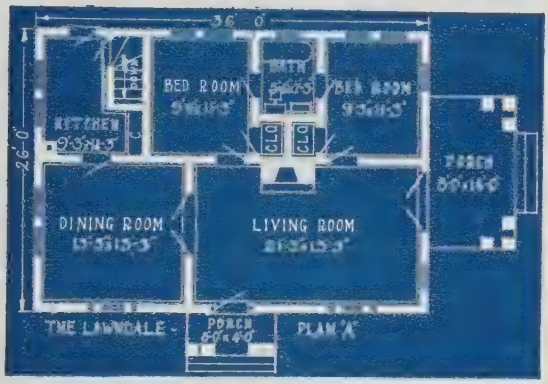
Full supply of paint and oil is furnished for **three** coats outside, and varnish for two coats inside.

See general specifications on page 6, for kinds of material furnished.

PRICE ONLY **$2036.00** FREIGHT PAID

OPTIONS

	Plan D	Plan E
Double Construction	$2036.00	$2354.00
Oak Floors, Living Room and Dining Room	42.35	51.30
Oak Trim Living Room and Dining Room	101.53	120.05
Ashpalt Shingles and T. R. Boards	67.86	67.86
Siding instead of Side Wall Shingles	46.65	46.65
Sheetrock instead of Lath	137.40	193.80



THE LAWNDALE

THIS home is one of the most clever adaptions of the Colonial type to a bungalow ever shown. It has not only been popular in all sections of the Country, but it also makes possible great savings in erection costs. One customer in Indiana tells us that the "Lawndale" and a garage was completely erected at a total cost of $4,000.00.

Compare this figure with any that you can secure from local sources, keeping in mind our exceptional materials and the fact that our specifications provide for everything necessary for a well constructed building.

When buying a Sterling Home you not only know that you will save money, but you also have the assurance that your new home will be built right, providing a contentment better appreciated as your home continues to increase rather than depreciate in value.

SPECIFICATIONS

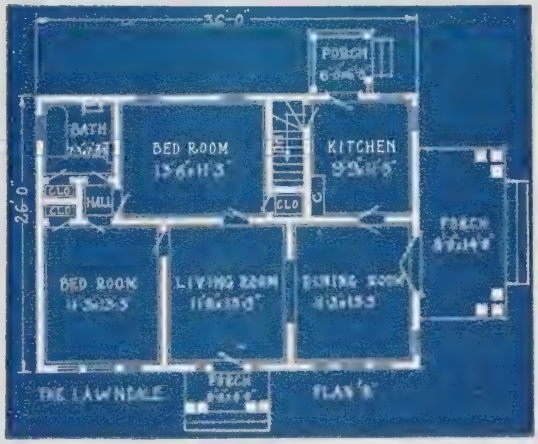
Double Construction—Ceiling height, 8 feet, 6 inches. Size 36 x 26. Sill 6 x 8. Joists, 2 x 8 on 16-inch centers, 1 x 3 bridging, 1 x 8 sub-flooring. Studding, Ceiling joists, rafters and plates 2 x 4 on 16-inch centers. Extra Clear Red Cedar shingles are furnished for the side walls and roof. All outside finish White Pine or Cypress, these woods being best known to withstand bad and wet weather. All doors, windows, and frames cut-to-fit and bundled. Front and rear doors and windows are glazed with crystal clear glass.

Interior trim is clear—beautifully grained Southern Pine, well sanded and will take a fine polish. We furnish a two-member base board, shoe being separate so as to scribe to floor.

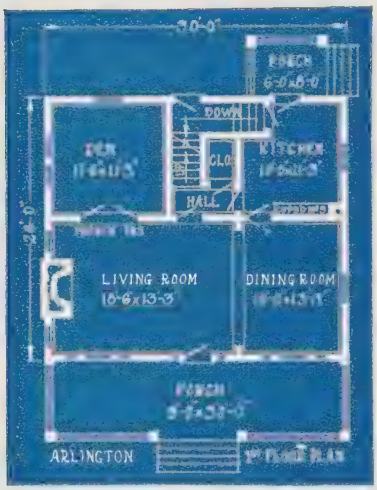
We furnish hardware for the complete house including knobs, lock sets, hinges, sash locks, nails, closet hooks, etc., all Sargent grade. Full supply of paint and oil for three coats outside, varnish and stain for inside floors and trim. Built-up kitchen cupboard, flower boxes and linen closet included.

PRICE ONLY **$1359.00** FREIGHT PAID

OPTIONS	Plan A	Plan B
Double Construction	$1493.00	$1592.00
Single Construction	1359.00	1472.00
Oak Floors, Living and Dining Room	46.10	36.10
Oak Trim, Living and Dining Room	95.27	106.54
Asphalt Shingles and T. R. Boards	51.62	51.62
Sheetrock, instead of Lath	91.80	114.62
Allowance for Side Porch	75.00	75.00
8 x 14 ft. Sun Porch, instead of Pergola	165.00	165.00
Siding instead of Shingles	25.00	25.00



THE ARLINGTON



NOTE

This is one of the homes recommended for double construction only.

PRICE ONLY **$2198.00** FREIGHT PAID

OPTIONS

Double Construction	$2198.00
Oak Floors, Living Room, Dining Room and Den	53.80
Oak Trim, Living Room, Dining Room and Den	80.90
Asphalt Shingles and T. R. Boards	59.15
Sheetrock, instead of lath	186.20

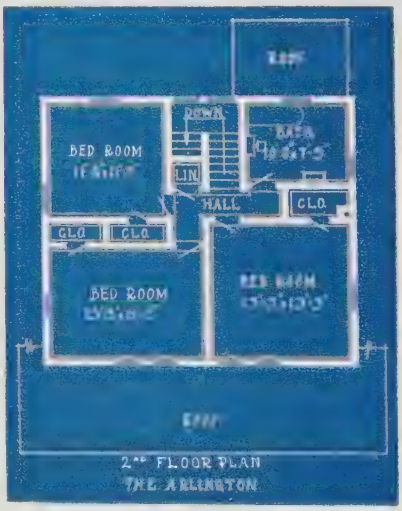
SUBSTANTIAL, handsome and modern. The "Arlington" is a product of Sterling System genius.

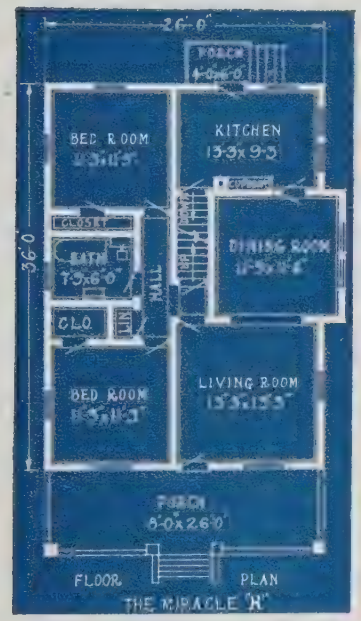
This home, like all other Sterling Homes, is a splendid example of our straightforward policy in selling direct. The room dimensions are actual size, not outside dimensions. When the home is delivered, you will not be disappointed in finding the rooms several inches smaller than you thought. Closet doors, cupboards, linen closets, etc., when shown, are included at the price quoted, not added as "extras" to increase the price.

Sterling Homes are complete homes and the "Arlington" with its semi-English design is one to give the greatest amount of satisfaction for the sum invested.

SPECIFICATIONS

Size—30x26 feet. **Height of ceiling.** First floor 9 ft. Second floor 8 ft.
Wall Plates 2 x 6 inches. **Center Sills** 6 x 8 inches. **Floor Joists** 2 x 8 inches
Joists, studding and **ceiling joists** are on 16-inch centers. 8-inch Sheathing is furnished for sub-floors, side walls and roof boards.
Bevel Siding—6-inch. **Clear Red Cedar** or **Redwood.**
Roof Shingles—Extra Clear **Red Cedar Shingles** to lay 4½ inches to the weather.
Flooring—Tongued and grooved. 2¼-inch or 3¼-inch Clear Yellow Pine or Fir.
Outside finish, **White Pine** or **Cypress,** these woods being the best known to withstand bad, wet weather.
All outside door and window frames have White Pine casings and are accurately cut.
Interior Finish—We pride ourselves on the beautifully grained **Southern Pine** we furnish for all interior trim. We sort the best looking grains, and it is all **clear,** kiln-dried, well sanded, and will take a fine polish, 8-inch, two-member base is supplied, the shoe being separate so as to scribe to the floor.
Sash—All sash are 1⅜-inch, glazed with crystal clear glass.
Doors—Front door 1¾ inch thick, design as shown. Inside doors 1⅜-inch White Pine stiles and rails with 2 Fir panels, all mortised for lock sets and sanded for finish. Grade entrance door, glazed, one-light, 3 cross panels below.
Builder's Hardware—We furnish hardware for the **Complete House,** including **Sargent** lock sets, hinges, sash locks, lifts, weights and cord. All size nails, base knobs, closet hooks, insulating paper, tinwork, etc.
Full supply of paint and oil is furnished for three coats outside and varnish for two coats inside.
Built-in kitchen cupboard and linen closet are included at price quoted.
See general specifications on page 6 for kinds of materials furnished.





PRICE ONLY $1316.00 FREIGHT PAID

	Plan C	Plan H
Double Const.....	$1434.00	$1932.00
Single Const.....	1316.00	1736.00
Oak Floors L. R. and D. R.....	25.60	31.30
Oak Trim L. R. and D. R.....	58.19	48.43
Asphalt Shingles.....	53.28	63.27
Sheetrock instead of Lath.....	92.40	160.40
Pedestal Colonnade in Arch Opening...	22.00	22.00

THE MIRACLE

HERE is a Home that is delivering complete satisfaction to twelve hundred contented owners. This is a record that speaks for itself. There must be something that satisfied every need in the purchasers' mind when we have sold over one thousand Miracles.

You can easily guess where we derived the name for this cozy money-saving Bungalow. Your supreme satisfaction is just as certainly predetermined as tomorrow's sunrise. Past records prove it. In spite of this conclusive evidence you might know the Sterling System never fails to satisfy.

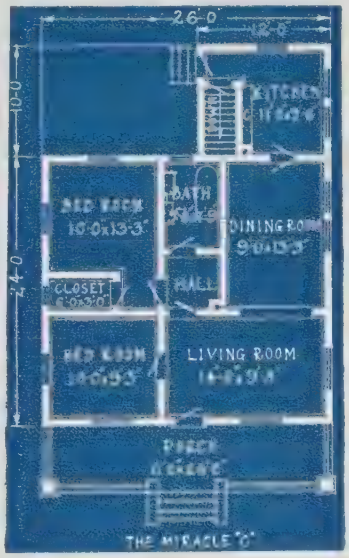
Look this home over carefully—note the attractive arrangement of the porch with its wide tapered columns, the three window dormer in the roof. With the two sizes and floor plans there is all that could be desired—price included. For charm and convenience both inside and out, the Miracle has no equal. Plan H provides for one large bedroom and storage room on the second floor.

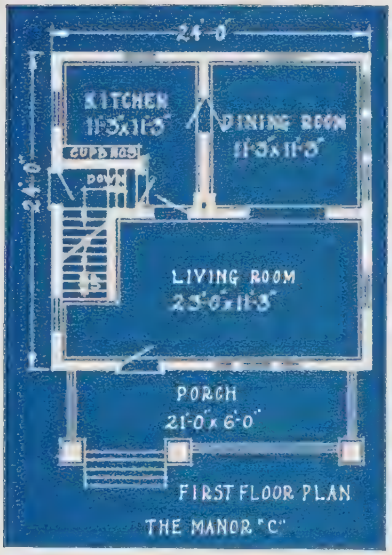
SPECIFICATIONS

Double Construction—Size 26′ x 34′ and 26′ x 36′. Height of ceiling, 8′ 6″. Wall plates, 2x6. Sills, 6x8. Joists, 2x8 on 16″ centers. 1x3 bridging, 8″ sub-floor. Studding, ceiling joists and plates, 2x4″. Studding and ceiling joists on 16″ centers, all No. 1 well seasoned stock. Roof rafters, 2x6 inches. Ceiling joists in plan "H," 2x6 inches. Lath for lining the inside walls and ceilings. 8-inch sheathing and roof boards. Extra clear Red Cedar Shingles for roof and 6-inch clear Red Cedar or Redwood bevel siding. All outside finish White Pine or Cypress, these woods being best known to withstand alternating dry and wet weather. All door and window frames cut-to-fit and bundled. Front and rear doors and windows are glazed with crystal clear glass.

Interior Trim is clear—beautifully grained Southern Pine, well sanded, ready for finish. Two member base board, shoe being separate so as to scribe to floor. Sargent hardware for the complete house including base knobs, lock sets, hinges, sash locks, lifts, pulleys and cord. All sizes of nails, closet hooks, gutters, downspouts, etc. Full supply of paint for three coats for outside walls and trim with varnish and stain for inside floors and trim.

Single Construction—Same as above, except that we omit sub-floor, wall sheathing and building paper, substituting tarred felt for building paper. Cupboards and closet doors are omitted.





PRICE ONLY **$1588.00** FREIGHT PAID

Double Construction	$1796.00
Single Construction	1588.00
Oak Flooring, Living Room and Dining Room	36.40
Oak Trim, Living Room and Dining Room	72.60
Asphalt Shingles and T. R. Boards	36.63
Sheetrock, instead of Lath	119.50
French Doors between Living Room and Dining Room	28.00

THE MANOR "C"

HERE is the real, American Home of the sound, substantial type. You will experience that feeling of permanence and of lasting worth, when you walk up to the *Manor*. It is a big, handsome, roomy house. The outstanding features are six large rooms, bath directly over the kitchen, hipped roof and attractive dormer—nothing freakish or faddy.

Study the floor plans carefully and you will see that they have been laid out to save steps. Every square foot of space has been utilized to the best advantage. Porch and closet doors are not extras but are included at the price quoted, as usual.

After you have studied the plan, take a moment to consider the saving we can make for you. The simplicity of the entire home means lower erection cost and, supplemented by our ready-cut materials, saves considerable in time and expense. Note the extremely low price. The house is a real bargain.

SPECIFICATIONS

Height of Ceiling—First floor 9 ft. Second floor, 8 ft. Wall Plates 2 x 6 inches. Center Sills 6 x 8 inches. Floor Joists 2 x 8 inches. **Joists, studding** and **ceiling joists** are on 16-inch centers. 8-inch sheathing is furnished for sub-floors, side walls and roof.

Bevel Siding—6-inch Clear Red Cedar or Redwood.

Roof Shingles—Extra Clear Red Cedar Shingles to lay 4½-inches to the weather.

Flooring—2¼-inch or 3¼-inch face, clear, beautifully grained stock.

Outside Finish—White Pine or Cypress, these woods being best known to withstand bad, wet weather. All outside door and window frames have White Pine casings and are accurately cut.

Interior Finish—We pride ourselves on the beautifully grained Southern Pine we furnish for all interior trim. We sort the best looking grains, and it is all clear, kiln-dried, well sanded, and will take a fine polish. 8-inch, two-member base is supplied, the shoe being separate so as to scribe to the floor.

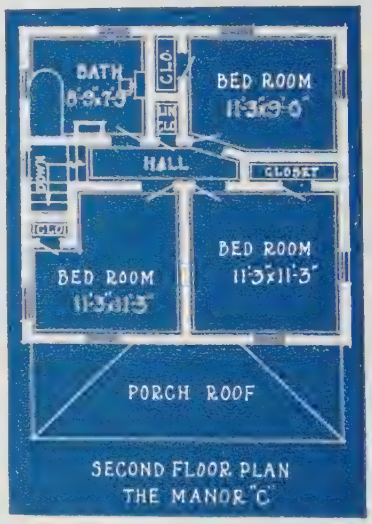
Sash—All sash are 1⅜-inch, glazed with crystal clear glass.

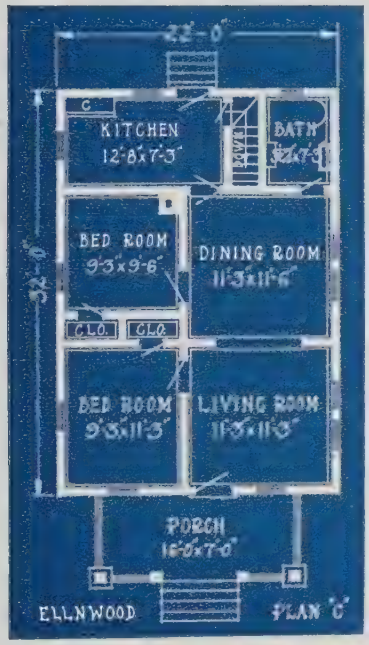
Doors—Front door 1¾-inch thick, design as shown. Inside doors 1⅜ inch thick, White Pine stiles and rails with 2 Fir panels, all mortised for lock sets and sanded for finish. Grade entrance door, glazed, one-light, 3 cross panels below.

Builder's Hardware—We furnish hardware for the Complete House, including Sargent lock sets, hinges, sash locks, lifts, weights and cord. All size nails, base knobs, closet hooks, insulating paper, tinwork, etc.

Full supply of paint and oil is furnished for three coats outside, and varnish for two coats inside.

If Single Construction is purchased, sheathing lumber and sub-floors are omitted. Heavy, tarred felt is substituted for insulating paper. Cupboard, linen closet and closet doors are omitted.





PRICE ONLY **$1058** FREIGHT PAID

	Plan C	Plan D
Single Construction...	$1058.00	$1268.00
Double Construction..	1129.00	1388.00
Asphalt Shingles.....	24.55	34.92
Siding in place of side wall shingles.....	42.60	44.55
Sheetrock.....	83.82	120.50
Pedestal Colonnade in Arch Opening.....	22.00	22.00

THE ELLNWOOD

PLAIN and simple, yet attractive, the Ellnwood represents a bargain in small home construction that is difficult to duplicate. Notice the gable bracket and the special treatment of porch rail pleasingly different in design and yet not extravagant in cost.

Two sizes and two floor plans are shown, giving a selection that will meet your requirements in room arrangement and price. Should you desire a few minor changes in those or any other home, shown in our catalog, we shall be very glad to arrange for these at cost or give you allowances, as the case may be.

SPECIFICATIONS

Height of Ceiling 8 feet 6 inches. Wall plates 2 x 6 inches. Center Sills 6 x 8 inches.

Floor Joists—2 x 8 inches, **studding, ceiling joists, rafters** and **plates,** 2 x 4 inches, except hip and valley rafters which are 2 x 6 inches.

Joists—Studding and ceiling joists are on 16-inch centers. 8-inch sheathing is furnished for sub-floors, side walls and roof boards.

Shingles—Extra Clear Red Cedar Shingles to lay 4½ inches to the weather on roof and 5 inches to weather on side walls.

Flooring—2¼-inch or 3¼-inch clear stock with beautiful grain. Outside finish. **White Pine** or **Cypress,** these woods being the best known to withstand bad, wet weather.

All outside door and window frames have White Pine casings and are accurately cut.

Interior Finish—We pride ourselves on the beautifully grained **Southern Pine** we furnish for all interior trim. We sort the best looking grains, and it is all **clear,** kiln-dried, well sanded, and will take a fine polish, 8-inch two-member base is supplied, the shoe being separate so as to scribe to the floor.

Sash—All sash are 1⅜-inch glazed with crystal clear glass, the best money can buy.

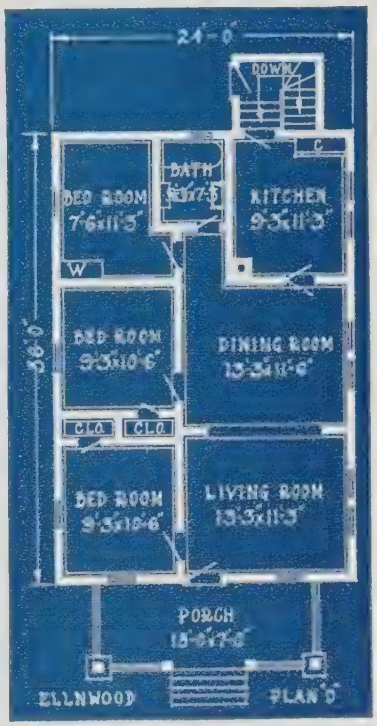
Doors—Front door 1¾ inch thick, design as shown. Inside doors 1⅜-inch **White Pine** stiles and rails with 2 Fir panels, all mortised for lock sets and sanded for finish. Grade entrance door glazed, one-light, 3 cross panels.

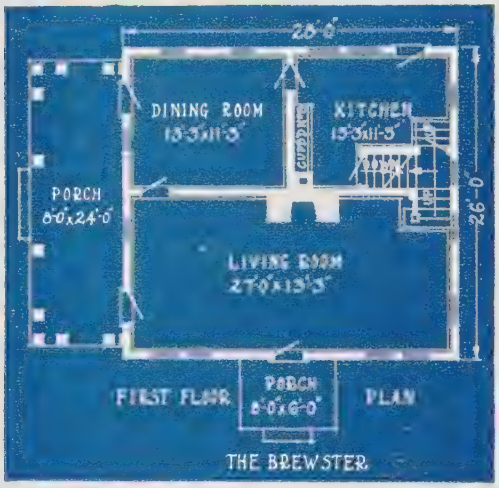
Builder's Hardware—We furnish hardware for the **Complete House,** including **Sargent** lock sets, hinges, sash locks, lifts, weights and cord. All size nails, base knobs, closet hooks, insulating paper, tin work, etc.

Full supply of shingle stain is furnished for two coats outside and varnish for two coats inside.

See general specifications for grades and additional features.

If single construction is purchased, sheathing lumber and sub-floor are omitted, and bevel siding is substituted for shingles. Heavy tarred felt is substituted for insulating paper. Cupboards and closet doors are omitted.





THE BREWSTER

THE Colonial gambrel-roof house, called the "Brewster," is particularly deserving of the attention because it is the result of the demand for well planned houses voiced by the *House Beautiful* Magazine and at the same time meets the requirements of the designs carried out by the International Mill & Timber Company in the manufacture of Sterling Homes. The magazine employed an architect to prepare this special design and he has created an example of the best American Colonial style, so good that any American citizen should be proud to live in it and so convenient and artistic as to make a strong appeal to those who recognize and appreciate modern thought in design.

It is just the right style of house for a large family. The attractively designed living room and dining room act as one large reception hall—cheerful, comfortable and well lighted, leaving a lasting impression of satisfaction upon all who enter. The large porch goes a long way toward making summer evenings cool and pleasant. Upstairs, four bed rooms with closets, and centrally located bath, add to the attractiveness of this *House Beautiful Model Home.*

SPECIFICATIONS

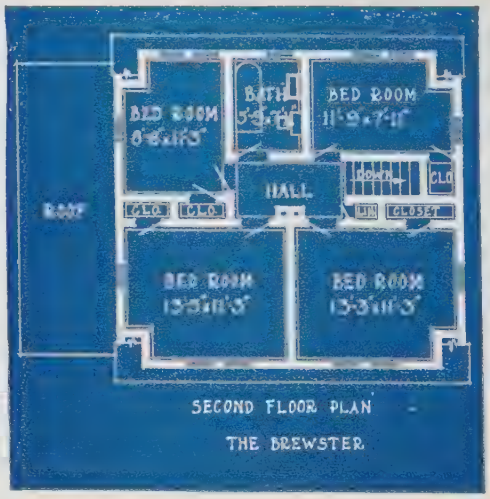
Double Construction—Ceiling heights: 1st floor, 9 feet; 2nd floor, 8 feet 6 inches. Sill 6 x 8. Joists 1st and 2nd floor 2 x 8 on 16-inch centers. 1 x 3 bridging. 1 x 8 sub-flooring. Studding, Ceiling joists, rafters and plates 2 x 4 on 16-inch centers. 6-inch Bevel siding and Extra Clear Red Cedar shingles for roof. All outside finish White Pine or Cypress, these woods being best known to withstand bad and wet weather. All doors, windows and frames cut-to-fit and bundled. Front and rear doors and windows are glazed with crystal clear glass.

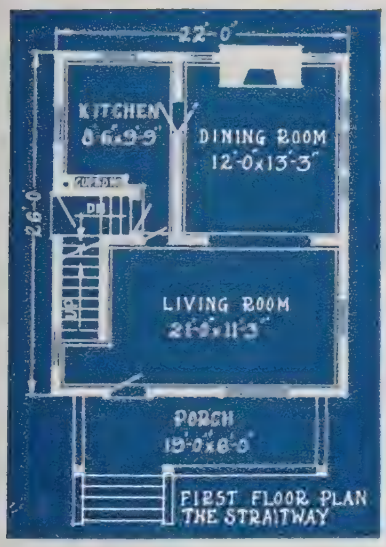
Interior trim is clear—beautifully grained Southern Pine, well sanded and will take a fine polish. We furnish a two member base board, shoe being separate so as to scribe to floor.

We furnish hardware for the complete house including knobs, lock sets, hinges, sash locks, nails, closet hooks, etc., all Sargent grade. Full supply of paint and oil for three coats outside, varnish and stain for inside floors and trim. Built-up kitchen cupboard and linen closet included.

PRICE ONLY **$1966.00** FREIGHT PAID

Double Construction	$1966.00
Asphalt Shingles and T. R. Bds	47.50
Oak Floors in Living Room and Dining Room	54 10
Oak Trim in Living Room and Dining Room	91.45
Sheetrock	166.80
8 x 14 Sun Room instead of Side Porch and supplying French Doors	108.00
Allowance for Shutters	45.50





THE STRAITWAY

A PLAIN, dignified, sturdy home, just the house for a narrow lot, yet you will find the interior as roomy as in many houses of wider type.

A comfortable porch—splendid living room—fine big dining room and large kitchen with built-in cupboard complete the downstairs portion of the home, while three good sized bed rooms, a bath and roomy closets on the second floor make a most satisfactory home for the average family.

The absence of any fancy touches on the exterior keeps the erection cost down to an absolute minimum and makes the Straitway a most attractive value, should its owner ever wish to sell.

SPECIFICATIONS

Height of Ceiling—First floor, 9 ft. Second floor, 8 ft. Wall Plates 2 x 6 inches. Center Sills 6 x 8 inches. First and Second Floor Joists 2 x 8 inches.

Joists, Studding and **Ceiling Joists** are on 16-inch centers. 8-inch sheathing is furnished for sub-floors, side walls and roofboards.

Bevel Siding—6-inch Clear, Red Cedar or Redwood.

Roof Shingles—Extra Clear Red Cedar Shingles to lay 4½ inches to the weather.

Flooring—Tongued and grooved. 2¼-inch or 3¼-inch clear Yellow Pine or Fir.

Outside finish, **White Pine** or **Cypress,** these woods being the best known to withstand bad, wet weather. Compare with what others furnish. All outside door and window frames have White Pine Casings and are accurately cut.

Interior Finish—We pride ourselves on the beautifully grained Southern Pine we furnish for all interior trim. We sort the best looking grains and it is all Clear, Kiln-dried, well sanded and will take a fine polish. 8-inch base is furnished for downstairs and 6-inch for second floor with shoe separate so as to scribe to the floor.

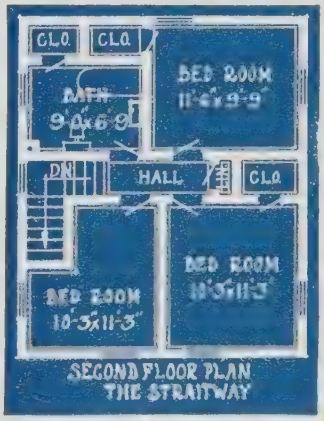
Sash—All sash are 1⅜-inch, glazed with crystal clear glass.

Doors—Front door 1¾ inch thick, design as shown. Inside doors 1⅜-inch White Pine stiles and rails with two Fir panels all mortised for locksets and sanded for finish. Grade entrance door, glazed, one light, 3 cross panels below.

Builder's Hardware—We furnish hardware for Complete House, including Sargent lock sets, hinges, sash locks, lifts, weights and cord. All size nails, base knobs, closet hooks, insulating paper, tinwork, etc. Full supply of paint and oil is furnished for three coats outside, and varnish for two coats inside.

Built-in Features—Cupboard in kitchen and linen closet in hall on 2nd floor.

Single Construction—Sheathing for side walls and sub-floors is omitted when ordered in Single Construction. Heavy tarred felt is substituted for insulating paper. Cupboard, closet doors and linen closet are also omitted.



PRICE ONLY **$1409.00** FREIGHT PAID

OPTIONS

Double Construction	$1610.00
Single Construction	1409.00
Oak Floors Living Room and Dining Room	43.20
Oak Trim Living Room and Dining Room	$65.00
Asphalt Shingles and T. R. Boards	34.86
Sheetrock, instead of Lath	138.00
Allowance for Shutters	42.00

THE MARLOWE

IF YOU favor bungalows but like the space afforded by a two-story house, the Marlowe will solve your building problem.

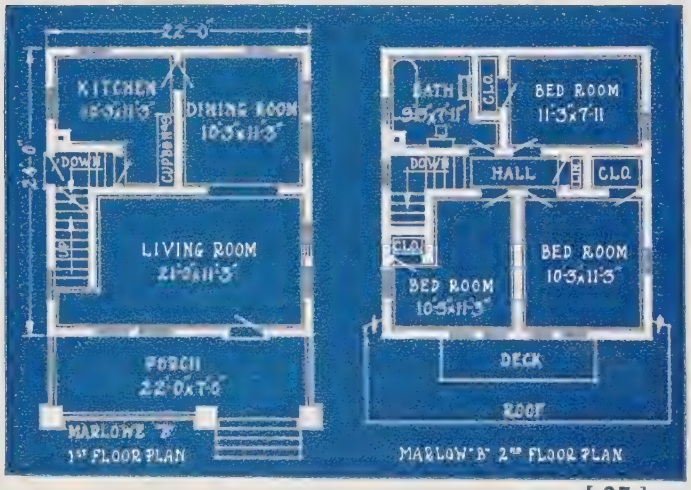
With the two plans shown you will find one that fits the narrow city lot, making it possible to obtain a truly distinctive home, which at times seems almost impossible.

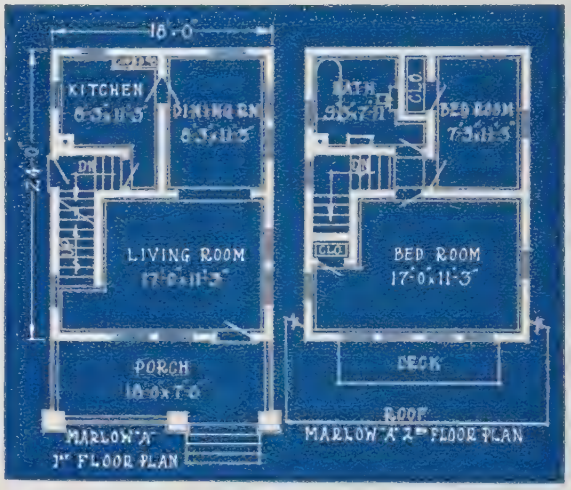
Throughout our catalog we have asked you to compare prices and specifications, but it may be advisable to issue a slight warning at this time. True economy is not buying for less money, but buying quality and quantity at the same time.

The Sterling System enables you to do just that. Our prices are low, considering the high grade materials, and when your Sterling Home is completed it becomes a permanent monument to thriftiness.

SPECIFICATIONS

Double Construction—Size 22 x 24. Ceiling height, 8 feet 6 inches. Sill 6 x 8. Joists 2 x 8 on 16-inch centers, 1 x 3 bridging, 1 x 8 sub-flooring. Studding, Ceiling joists, rafters and plates 2 x 4 on 16-inch centers. 6-inch Bevel siding and Extra Clear Red Cedar shingles for roof. All outside finish White Pine or Cypress, these woods being best known to withstand bad and wet weather. All doors, windows, and frames cut-to-fit and bundled. Front and rear doors and windows are glazed, with crystal clear glass.





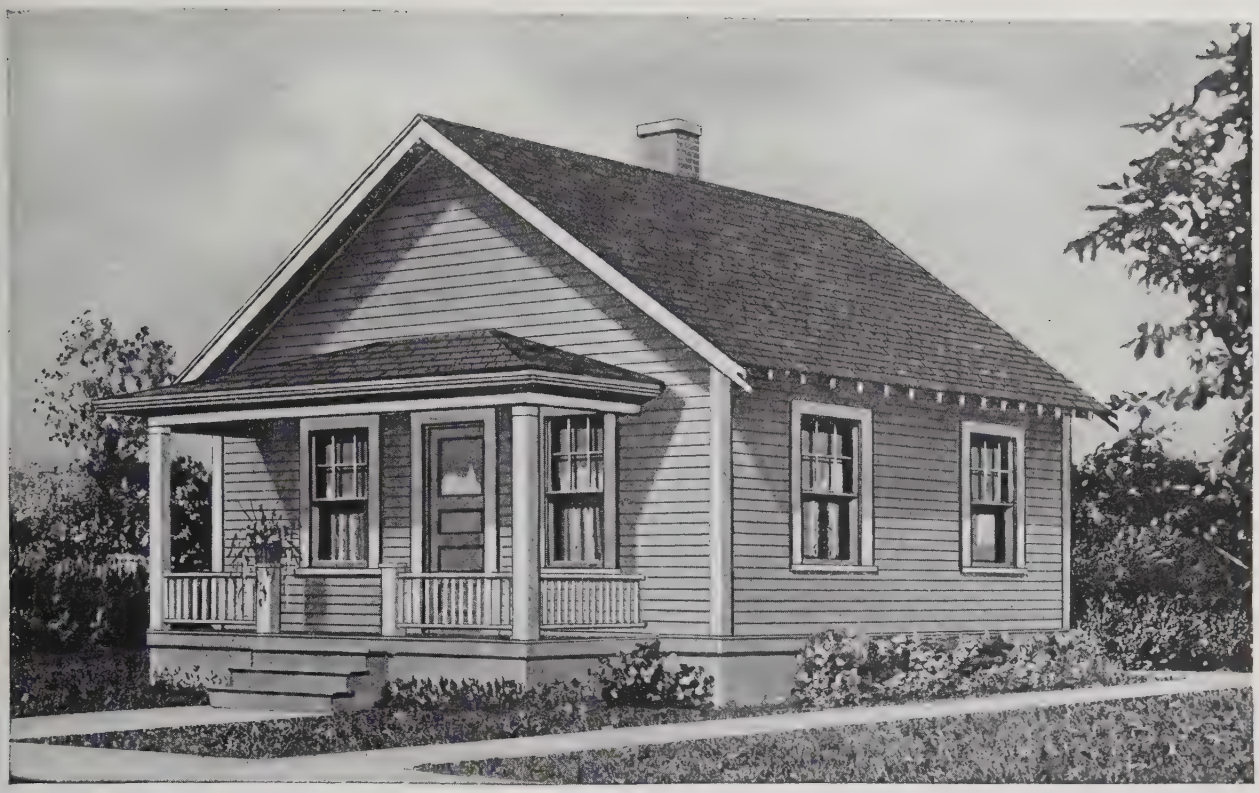
Interior trim is clear—beautifully grained Southern Pine, well sanded and will take a fine polish. We furnish a two member base board, shoe being separate so as to scribe to floor.

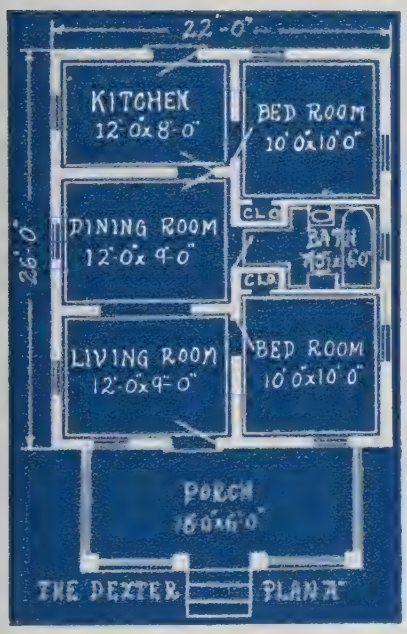
We furnish hardware for the complete house including knobs, locksets, hinges, sash locks, nails, closet hooks, etc., all Sargent grade. Full supply of paint and oil for three coats outside, varnish and stain for inside floors and trim. Built-up kitchen cupboard and linen closet included.

PRICE ONLY **$1298.00** FREIGHT PAID

OPTIONS

	Plan A	Plan B
Single Construction	$1298.00	$1468.00
Double Construction	1419.00	1661.00
Asphalt Shingles and T. R. Boards	34.62	41.62
Sheetrock instead of Lath	105.34	121.03
Oak Floors, L. R. and D. R.	26.20	33.10
Oak Trim, L. R. and D. R.	57.60	59.36





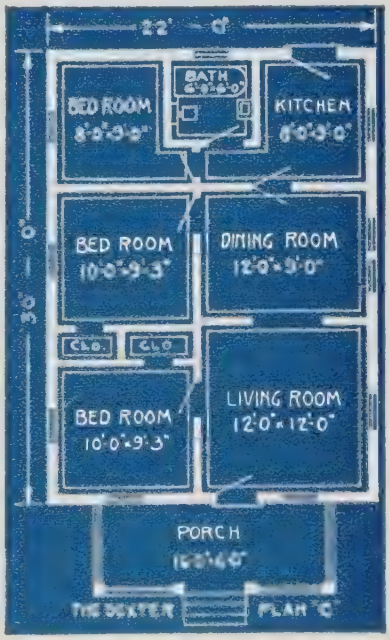
THE DEXTER

HERE is a real bargain—a lovely modern home, ample in size for the needs of the average family. The extra space in this home has been used to splendid advantage to include many things which add to comfort and convenience.

Notice the large kitchen and the two exceptionally good sized bedrooms with the bath between. The combination living and dining room gives plenty of room for entertaining guests. Either plan may be had at the same price.

This home is, like the others shown, very easy to heat, light and keep clean—which means that not only the first cost is low but also the upkeep is very, very small. Thus, the big saving you make in ordering this home goes on even after your home is erected.

Inasmuch as this home is the same size as the Pilgrim it is possible for us to furnish the Dexter plans with the Pilgrim exterior, or the Pilgrim plans with the Dexter exterior.



SPECIFICATIONS

Single Construction—Size 22 x 26 ft. Sill 6 x 6 inches. Floor joist 2 x 8 inches or 16-inch centers, 3¼-inch face, clear, tongue and groove flooring, 2 x 4-inch studding on 16-inch centers. Lath for walls and ceilings. Clear 6-inch bevel siding for side walls and White Pine or spruce outside trim. Ceiling joists 2 x 4 inches on 16-inch centers and 2 x 4-inch rafters on 24-inch centers with 8-inch sheathing boards laid tight for slate surfaced roll roofing.

Check Rail Windows 30 x 24 inches, as shown, or 24 x 24 inches, 2-light windows, or option, glazed and with spring bolts. Clear 6-inch base and shoe for interior trim with 2 ft. 6 in. x 6 ft. 8 in. White Pine two-panel inside doors. Front and rear doors glazed. Two coats of paint for outside walls and stain and varnish for interior trim. All necessary hardware is Sargent grade throughout. Ceiling height 8 ft. 6 in. No doors are furnished for closets in single construction.

Double Construction—Price includes same as above with sheathing lumber and building paper to be laid under the outside siding. Also sub-floor and building paper to be laid under the finish floor. Sash locks, lifts, weights and cord for all double sliding windows. Doors are furnished for all inside openings.

PRICE ONLY **$681** FREIGHT PAID

OPTIONS

Single Construction	$681.00
Double Construction	763.00
Asphalt Shingles	29.75
Sheetrock instead of Lath	61.15
No. 2 Oak Floors in L. R. and D. R.	N/C
Allowance for Porch	45.00

SPECIFICATIONS

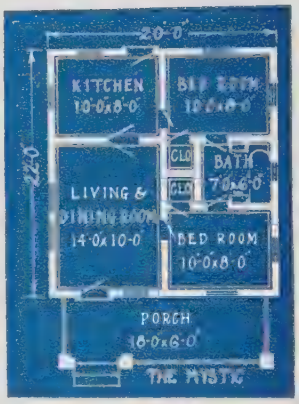
Height of ceiling—8 ft. 6 inches. Wall Plates 2 x 4 inches. Center Sills 6 x 8 inches. Floor joist 2 x 6 inches.
Studding, ceiling joists, rafters and **plates,** 2 x 4-inch stock.
Joist—Ceiling joist, studding are placed on **16-inch centers.** 8-inch Sheathing is furnished for outside walls, sub-floor, also roof boards.
Shingles—Extra Clear Red Cedar shingles, to lay 4½ inches to the weather on roof and 5½ inches on side walls.
Floor—2¼-inch or 3¼-inch clear stock with beautiful grain.
All outside finish is **White Pine** or **Cypress**, these woods being the best known to withstand bad and wet weather.
All outside window and door frames are accurately cut and have White Pine Casing.
Interior Finish—Southern Pine. We pride ourselves on furnishing finely finished lumber for inside trim, stairwork, etc. We **sort** for the best looking **grains.** All finish work is Clear Kiln-dried, well sanded and will take a fine polish. We furnish a **2-member base board,** the shoe being separate so as to scribe to the floor.
Sash—All sash are 1⅜-inch and glazed with grade **A crystal clear glass.**
Doors—Inside doors are 1⅜ inch thick, made from the best figured lumber and **all sanded,** ready to finish. The doors are **all mortised** ready to fit in lock. Front door is 1¾ inch thick, well manufactured and makes a beautiful entrance. Rear door carries sash glazed with best grade glass, and furnishes ample light within.
Builder's Hardware—We furnish hardware for the **Complete House,** including **Sargent** lock sets, hinges, sash locks, window weights and cord. All size nails, base knobs, closet hooks, insulating paper, tinwork, etc. Full supply of paint and oil is furnished for **three coats outside** and varnish for **two coats inside. Putty** is furnished to fill up nail holes.
Price includes **Built-in cupboard.**
Single Construction—If ordered in single construction we omit sheathing and sub-flooring and substitute heavy tarred felt for insulating paper. Cupboard and closet doors are omitted.

PRICE ONLY **$717.00** FREIGHT PAID

OPTIONS

Single Construction	**$717.00**
Double Construction	**784.00**
Sheetrock, instead of Lath	**112.92**
Asphalt Shingles	**18.86**
No. 2 Oak Floors in Living and Dining Rooms.	**N/C**

THE MYSTIC



TWO hundred dollars is twice the yearly savings of the average man. It may not mean much to you, but think what a saving that sum would be.

A cash saving is not the only advantage included in this house. Freedom from the bother and worry of when to buy this and where to buy that—and the joy and pride that accompany the ownership of a home as tasteful as the Mystic.

In buying this home you get the soundest dimension stock and the richest finish lumber that experts can select—that any amount of money can buy.

You get perfectly-jointed construction. In short, you will get not a "house" but a Home—designed, planned and selected by a *System which builds Homes as Homes should be.*

Sum up the satisfaction—the price—the comfort—the absence of worry and future repair. Count that all in with your saving in waste and labor and middlemen's profits. It is all worth big money to you. Is there any other place where you can buy such solid contentment or such certain economy?

Instead of getting a common house, buy this artistic Mystic. If you wish, keep half the price in your hand until the materials arrive at your station and you have a chance to see them.

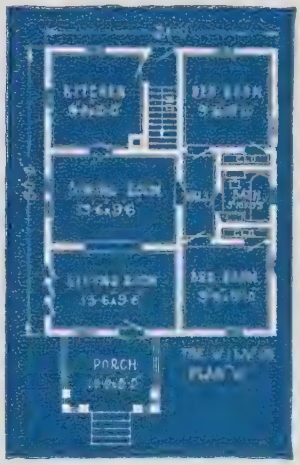
You may order direct from this page with every confidence in the practicability of the plan and the perfection of the result. Or, if there is time, we will be pleased to advise you concerning the most minute detail.

THE WILWIN

HERE is another popular home. Hundreds of these cottages have been erected in suburban and industrial districts. It is just the house for a small family and the fact that large industrial plants have purchased this home in quantities proves that there is solid value represented.

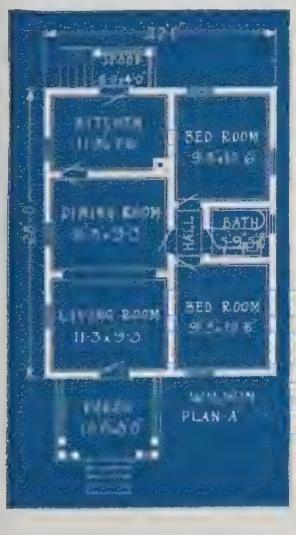
There are several plans from which to choose and two sizes—so that there will surely be one plan to meet with your requirements.

The specifications and prices should convince you that here is a real opportunity to save money.



SPECIFICATIONS

Single Construction—Size Plan "A" 22 x 28 feet, plan "W" 24 x 30. Sills 6 x 6 inches. Floor joists 2 x 8 inches on 16" centers. 3 ¼-inch face, clear tongue and groove flooring. 2 x 4-inch studding on 16" centers, ceiling joists and rafters 2 x 4 and 8-inch roof boards laid tight for slate surfaced asphalt roofing. All No. 1 well seasoned stock. Lath for lining the inside walls and ceilings. Clear 6" bevel siding for side walls and White Pine or Cypress outside trim. Check rail windows, 30 x 24 as shown, or 24 x 24 2-light windows, our option, glazed and with spring bolts. Clear 6-inch base and shoe and back band door and window casings for interior trim. Two panel doors with White Pine stiles and rails inside. Front and rear doors glazed as shown. Two coats of paint for outside body and trim with stain and varnish for interior trim. All necessary hardware in Sargent grade throughout. Ceiling height 8' 6". No closet doors are furnished with single construction.



Double Construction—Price includes same as above with sheathing lumber and building paper to be laid under the outside siding. Also sub floor and building paper to be laid under the finish floor. Sash locks, lift weights, pulleys and cord for all double sliding windows. Doors are furnished for all inside openings.

PRICE ONLY **$729** FREIGHT PAID

OPTIONS

	Plan "A"	Plan "W"
Single Construction	$729.00	$819.00
Double Construction	847.00	929.00
Asphalt Shingles	30.00	37.75
Sheetrock	69.02	81.24
No. 2 Oak Floors in Living and Dining Rooms	N/C	N/C

Prices for "A," "A1" and "A2" are all the same. You have your choice.

THE DALTON

A MODEST home at a modest price. A small home of this kind enables everyone to "Own Their Own." Why pay rent, regardless of what your income may be, when you can buy the materials for the Dalton so reasonably? Just because the price is low does not mean that it is a cheap house. The same care was used in planning this home as in planning our larger buildings. The materials are of the same grade in all Sterling Homes. A choice of four plans is given. All are priced the same.

Those wishing to build a summer cottage of the better type will find the Dalton just the building for that purpose. Check over the specifications and then send us your check. You can't possibly go wrong.

SPECIFICATIONS

Single Construction—Size 18 x 26 feet. Ceiling height 8 feet. Sill 6 x 6 inches. Floor joist 2 x 6 inches on 16-inch centers, 3¼-inch face, clear tongue and groove flooring, 2 x 4-inch studding on 16-inch centers. Lath for walls and ceilings. **Clear** 6-inch bevel siding for side walls and **White Pine** or Cypress outside trim. Ceiling joists 2 x 4 inches on 16-inch centers and 2 x 4-inch rafters on 24-inch centers with 8-inch sheathing boards laid tight for slate surfaced roll roofing.

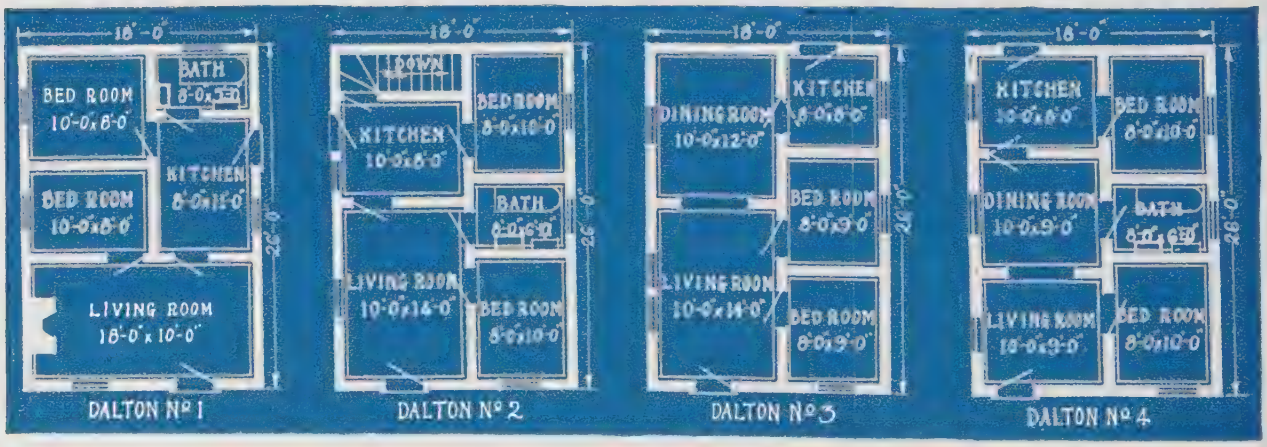
Check Rail Windows—30 x 24 inches, as shown, or 24 x 24 inches, 2-light windows, our option, glazed and with spring bolts. Clear 6-inch base and shoe for interior trim with 2 ft. 6 in. x 6 ft. 8 in. **White Pine** two-panel inside doors. Front and rear doors glazed. Two coats of paint for outside walls and stain and varnish for interior trim. All necessary hardware is Sargent grade throughout. No doors are furnished for closets in single construction.

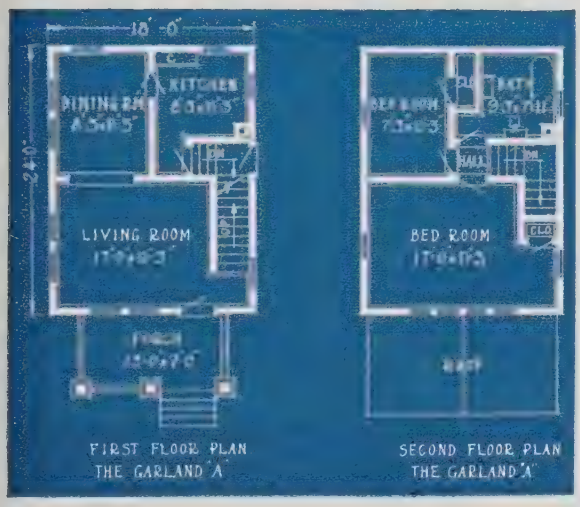
Double Construction—Price includes same as above with sheathing lumber and building paper to be laid under the outside siding. Also sub-floor and building paper to be laid under the finish floor. Sash locks, lifts, weights and cord for all double sliding windows Doors are furnished for all inside openings.

PRICE ONLY **$474.00** FREIGHT PAID

OPTIONS

Single Construction	$474.00
Double Construction	583.00
Asphalt Shingles	26.35
Sheetrock, instead of lath	60.12
Front Porch like "Dexter"	45.00
No. 2 Oak Flooring, Living and Dining Rooms	N/C





THE GARLAND

SOME prefer their homes narrow and in two stories. In the Garland you will find this type, yet entirely different from the ordinary two-story dwelling.

This home has much in common with the Marlowe, (See page 37), but owing to the absence of the sweeping roof line the Garland is a trifle less expensive. This difference in price is due to the design only, the specifications for both materials and construction being absolutely the same.

Realtors, investment builders and large corporations faced with labor troubles because of the lack of suitable homes, have turned to these two homes with eagerness. If this type of builder finds that our homes are a sound investment, the individual home owner should also profit materially.

SPECIFICATIONS

Double Construction—Ceiling height: 1st floor, 9 feet; 2nd floor, 8 feet 6 inches. Sill 6 x 8. Joists 1st and 2nd floor 2 x 8 on 16-inch centers. 1 x 3 bridging. 1 x 8 sub-flooring. Studding, ceiling joists, rafters and plates 2 x 4 on 16-inch centers. 6-inch bevel siding and Extra Clear Red Cedar shingles for roof. All outside finish White Pine or Cypress, these woods being best known to withstand bad and wet weather. All doors, windows and frames cut-to-fit and bundled. Front and rear doors and windows are glazed with crystal clear glass.

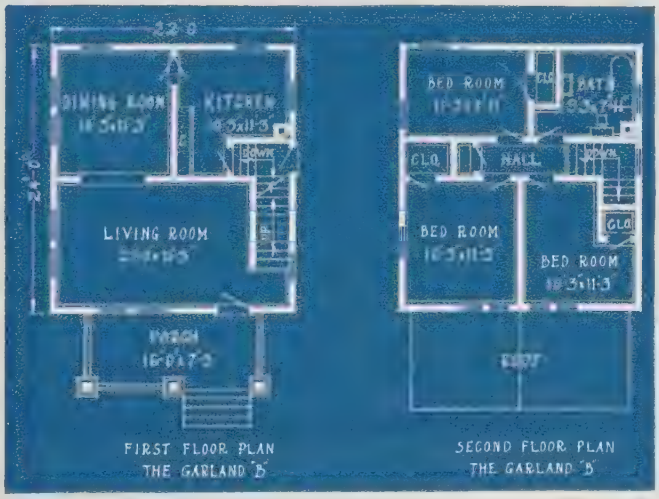
Interior Trim is clear—beautifully grained Southern Pine, well sanded and will take a fine polish. We furnish a two-member base board, shoe being separate so as to scribe to floor.

We furnish hardware for the complete house including knobs, lock sets, hinges, sash locks, nails, closet hooks, etc., all Sargent grade. Full supply of paint and oil for three coats outside, varnish and stain for inside floors and trim. Built-up kitchen cupboard and linen closet included.

PRICE ONLY **$1223.00** FREIGHT PAID

OPTIONS

	Plan A	Plan B
Double Construction	$1353.00	$1584.00
Single Construction	1223.00	1414.00
Oak Floors Living Room and Dining Room	26.20	33.10
Oak Trim Living Room and Dining Room	57.66	59.32
Asphalt Shingles and T. R. Boards	34.13	38.29
Sheetrock instead of Lath	106.40	124.20



STERLING GARAGES

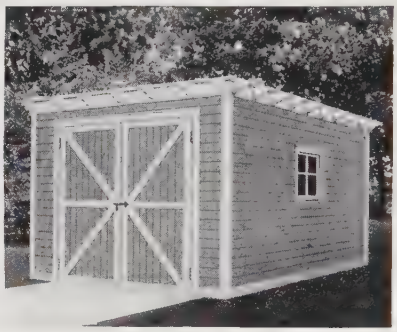
THE BELLEVUE

THE BELLEVUE AND WENONA

We designed these garages to afford a perfect shelter for an automobile at the very lowest possible cost. These garages are serviceable and can be erected in a very short time. We furnish everything except the floor, expecting you will use cinders or cement. Top and bottom plates, studs and rafters are 2 x 4 inches, cut-to-fit. Six-inch bevel siding for the side walls with windows as shown. Complete hardware, including nails and paint, also plans and instructions.

THE WENONA

The Vanderbilt is truly a two-car garage. The sliding doors roll by each other, allowing either half to be opened. A small service door is provided at the side, allowing entrance to the garage without using the big doors. Perfect light and ventilation, afforded by windows in each side, make this garage all that can be desired. It is strong and well built, having the same specifications as the La Salle. Complete plans and instructions are furnished with each order enabling you to get the frame up in a few hours time, saving considerable in the cost of erecting the garage.



THE PAIGE

The hipped roof of the La Salle garage presents a pleasing and neat appearance. Built to harmonize nicely with any home. It gives you every advantage, plenty of light and ventilation, room for a work bench on the side, included by us at the prices quoted, and, above all, low initial cost.
Specifications include 2 x 4-inch top bottom plates, studs and rafters, 6-inch bevel siding. White Pine trim and cornice. Roof boards, Red Cedar Shingles. Complete hardware, nails and paint. This garage is made in several sizes to house any make of car.

THE VANDERBILT

The Paige is also a low priced garage, but has been dressed up a little so as to eliminate the severe plainness. The roof has a decided pitch inside the square sides, giving a perfect drain for rain and snow. When placed on a cinder floor, or cement, a perfect shelter is provided. When not ordered with a house all materials are shipped knocked down.

THE LA SALLE

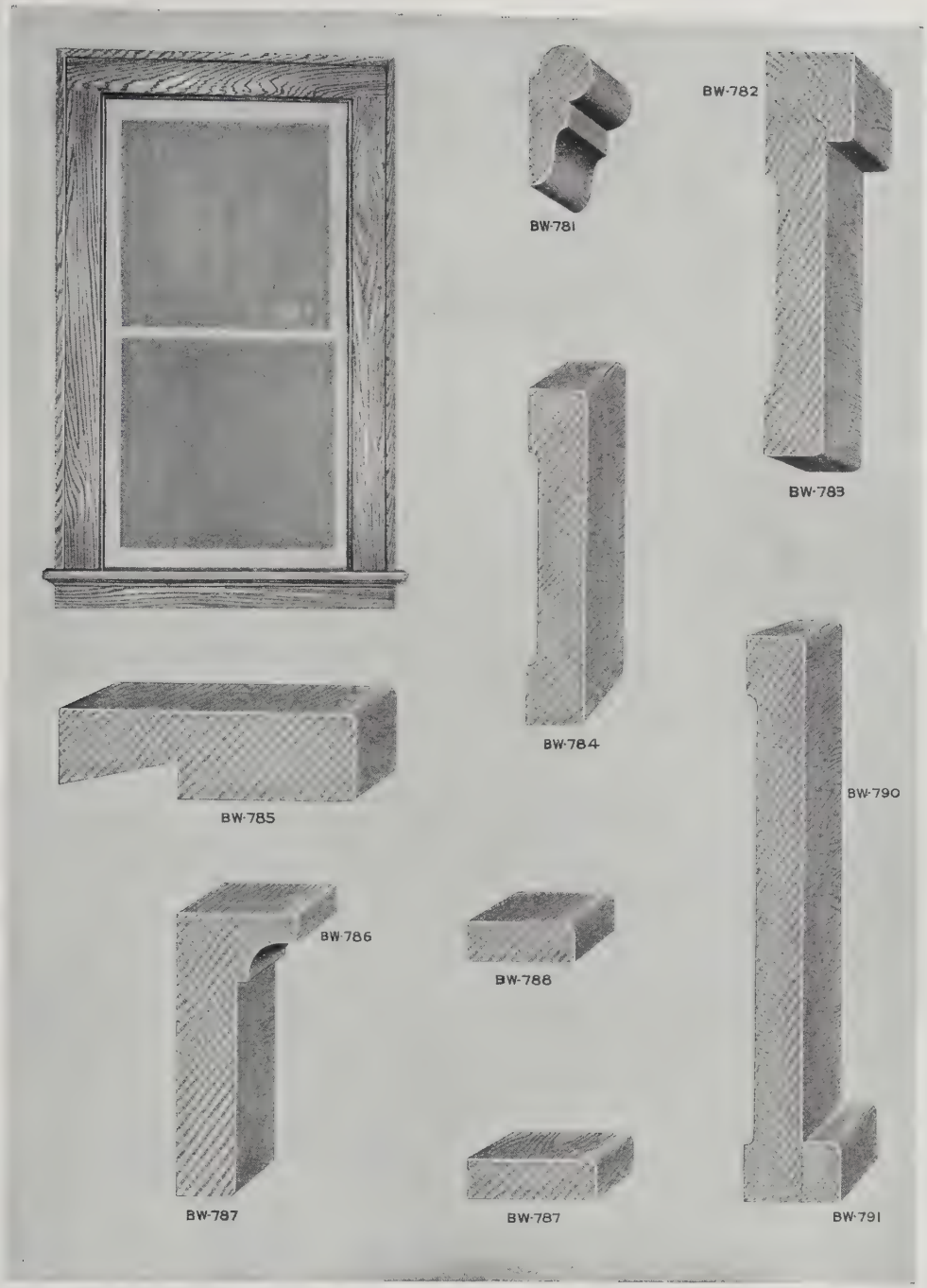
ALL GARAGE PRICES REDUCED

FREIGHT PAID WITH HOUSE ORDERS ONLY

BELLEVUE		LA SALLE		WENONA		VANDERBILT	
8 x 12	$57.49	12 x 16	$151.20	8 x 14	$73.76	18 x 20	$226.80
8 x 14	60.64	12 x 18	163.00	8 x 16	81.30	18 x 22	238.60
8 x 16	64.37	12 x 20	174.00	8 x 20	99.97	18 x 24	245.70
8 x 20	78.75	14 x 16	153.56	10 x 14	83.48	20 x 20	236.25
10 x 14	69.58	14 x 18	173.25	10 x 16	94.85	20 x 22	247.30
10 x 16	75.60	14 x 20	189.27	10 x 18	106.10	20 x 24	260.70
10 x 18	82.69	16 x 16	174.00	10 x 20	118.23		

PAIGE 10 x 16 ..... $84.00

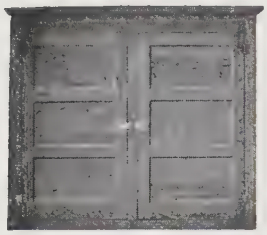
PAIGE 12 x 18 ..... $129.50



DESIGN OF TRIM FURNISHED WITH ALL STERLING HOMES

This will give you a very definite idea of the attractiveness of the beautiful Southern Pine trim furnished for the interior of our homes. It is a plain backband type, but rich in its plainness.

To give you an idea of where and how some of this is used we will explain by number. B. W. 782-3 is top casing for doors and windows. B. W. 781 is picture mould. B. W. 790-1 is the base and shoe. B. W. 786-7 is wall cornice. We do not use all of these in every house, as some homes call for more or less interior trim.



NO. 8 CUPBOARD

THE doors, arch and cupboards shown on this page give further evidence of the high type buildings Sterling Homes really are.

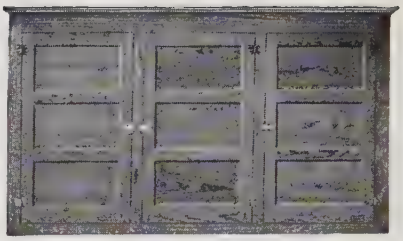
The Worthington Bookcase Arch is furnished with those homes where it is shown on floor plan. It may be used with any of the homes and will be furnished at an extra charge of $65.00. The Arch is very carefully made and is a decidedly attractive feature in the home.

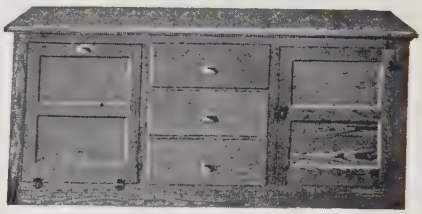
We show the several types of front doors that we use with the different homes. Each home is carefully studied in order to use the door best suited to that particular design. By looking at the illustration of the home in which you are interested you will learn which of these doors you will receive.

We use two-panel doors for the inside of all our homes. These doors are made up of solid, white pine stiles and rails, with beautifully grained Fir Panels.

The cupboards shown are a comfort to the housewife in her duties in the kitchen, and one of these, the size depending upon the house, is furnished with practically all of our homes. If there is no cupboard shown on the floor plan, the No. 8 can be furnished at $28.00 and the No. 9 at $42.00. This price includes all the necessary hardware.

We exercise most particular care in all branches of our cabinet making and the work turned out is something of which you will be proud

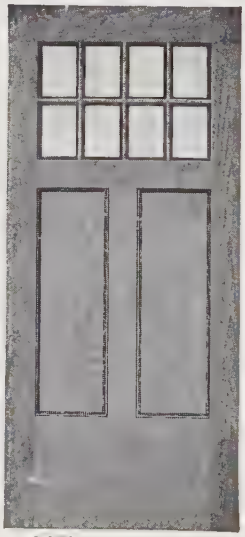




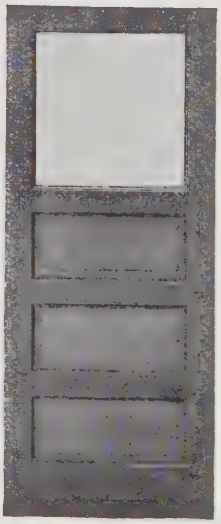
NO. 9 CUPBOARD

WORTHINGTON BOOKCASE ARCH

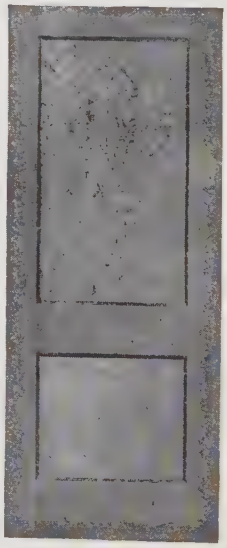
¾ LIGHT FRONT DOOR



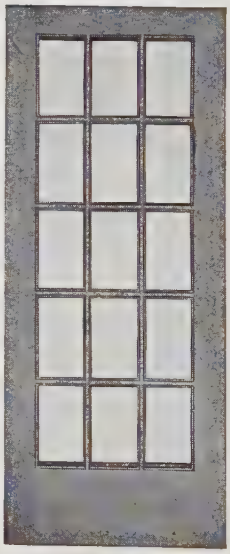
8 LIGHT FRONT DOOR



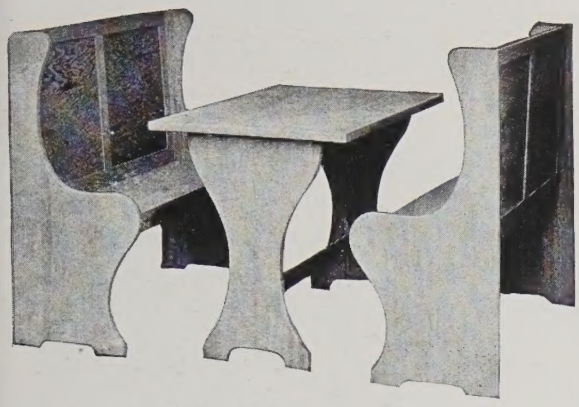
1 LIGHT REAR DOOR



2 PANEL I-S DOOR



15 LIGHT FRENCH DOOR



BREAKFAST NOOK

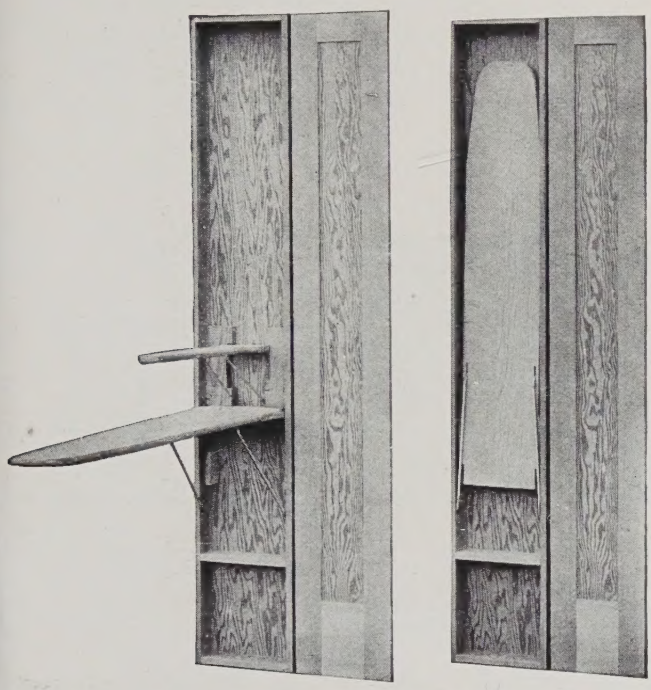
Breakfast Nook Set

Price $22.50

SIZE of table top 26 x 48 inches, height 31 inches. Height of seat backs 37 inches. Width of seat arm 18 inches. Size of room or space required 50 x 66 inches. Shipped knocked down. Made in White Pine.

This is a delightful, modern addition to the home of to-day—providing a cozy, accessible nook for breakfast or lunch. It does not require a great deal of space and can be placed in a corner of the kitchen

White Pine, being a soft wood without very much apparent grain, can very easily be finished in the light, gay enamels, so much in vogue.



BUILT-IN IRONING BOARD

Ironing Board Rough Opening 14x82 inch

Price $7.50

THE "Noack" Ironing Board is considered the best of ironing boards. The working parts are all metal, insuring rigidity and lasting qualities. The ironing board is made of Spruce; cabinet and door of Fir with veneered back panel. Trim and hardware are furnished complete.

This board will fit between the studs of any of our homes making it possible to use it without altering the house in any way.

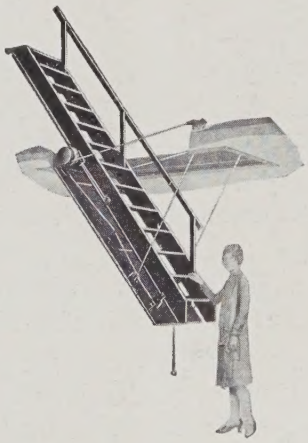
Mrs. Housewife will surely appreciate the remarkable convenience of an accessory of this kind. When the house is being wired your electrician can provide a plug for the iron and the shelf shown in the lower portion is a convenient place for keeping it.

Disappearing Movable Stairway

WHY not finish up an extra bedroom in your attic? It is no longer necessary to build a box stairway to attic rooms. "*Install a Sterling Movable Stairway*" without using any space from the room below and saving the expense of partitioning, lathing and plastering.

It is so simple that a child can operate it easily. A slight pull on the chain slides the stairway down to position for ascending. When stairway is no longer desired a slight push upward rolls it noiselessly back into the ceiling.

Prices and descriptive circular sent on request.



DISAPPEARING MOVABLE STAIRWAY

STERLING SUMMER COTTAGES

THE LAKEVIEW

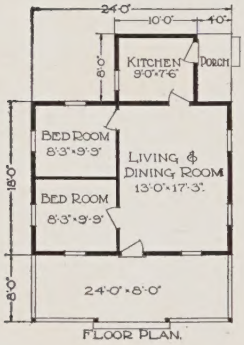
There is every reason why you should own your cottage and spend your summer at the lake in a Summer Home embodied in the Lakeview. We believe that you will find it satisfactory in every detail. The porch is large, spacious, and when screened is a jolly place to spend many hours of contentment. There is plenty of room in the three bed rooms, a big living room and a convenient kitchen.

PRICE ONLY **$727** FREIGHT PAID

THE RIVERTON

Can you imagine a more unique and attractive small Summer Home than the "Riverton?" The broad front porch and the numerous windows invite fresh air and sunshine. There is plenty of room to take care of all necessities and comforts of a vacation. With the aid of a helper, you will experience no difficulty in erecting this cottage in the first few days of your vacation.

PRICE ONLY **$640** FREIGHT PAID



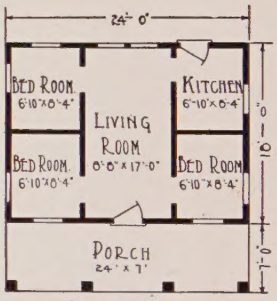
FLOOR PLAN.

THE WILDWOOD

THE WILDWOOD

A simple, compact convenient Summer Home. Set in attractive surroundings, it is an altogether delightful place for the family vacation. The design and construction are of typical Sterling System quality and nothing will be found wanting to make this Summer Home complete in every detail. Some of the features are a 24 x 8 ft. porch, two bed rooms and an exceptionally large living room.

PRICE ONLY **$678** FREIGHT PAID



FLOOR PLAN.
THE RIVERTON.

THESE three cottages will give you an idea of the attractiveness and extreme low prices that will be found in our Summer Cottage Catalog, which contains sixteen different plans especially prepared for this purpose.

Every one of these cottages were designed by an expert in small home construction and you will find them the most attractive collection ever presented under one cover.

Our prices include all of the materials necessary for complete erection above the foundation, freight paid to your railroad station. Each piece of lumber comes to you accurately cut and of the same high grade that is used in our regular homes.

The materials are all grouped and marked according to our detailed plans which enables you to build the cottage yourself, saving much in labor and affording great pleasure to you in the realization that you have built your own cottage.

We would be very glad to mail you a copy of this catalog upon receipt of ten cents in coin.

Big Cash Discounts on all Sterling Homes

[*See inside front cover of catalog*]

Even if you haven't any cash, you can still buy a Sterling home. Read the inside front cover of catalog. Decide on the house you want. Fill out and mail us the yellow information sheet and you can be living in a home of your own in no time.